

2024 03 26 ORDINARY COUNCIL MEETING



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on

Tuesday 26 March 2024

in the Council Chambers,
16-18 Anne Street, George Town,

commencing at **1:00 pm.**

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

The public are requested to pre-register if attending this meeting of Council.

Shane Power
GENERAL MANAGER

TABLE OF CONTENTS

| | | |
|-----------|---------------------------------------------------------------------------------------------------------|------------|
| 1 | PRESENT | 5 |
| 1.1 | Apologies And Leave Of Absence | 5 |
| 1.2 | In Attendance | 5 |
| 2 | CONFIRMATION OF MINUTES..... | 6 |
| 2.1 | Ordinary Council Meeting Held 27 February 2024..... | 6 |
| 3 | LATE ITEMS | 7 |
| 4 | PUBLIC QUESTION TIME | 8 |
| 4.1 | Public Question Time Procedure | 8 |
| 4.2 | Public Questions On Notice | 9 |
| 4.3 | Public Question Time..... | 10 |
| 4.4 | Response To Questions From Previous Public Question Time | 11 |
| 5 | DECLARATIONS OF INTEREST | 12 |
| 6 | GENERAL MANAGER'S DECLARATION | 12 |
| 7 | PLANNING AUTHORITY | 13 |
| 7.1 | DA 2024/8 - 9 Barrack Street, George Town - Residential - Multiple Dwellings (1 Existing & 2 New) | 13 |
| 7.2 | DA 2023/99 - Lot 1 Davis Street Beechford - Subdivision (40 Lots And Roads)..... | 37 |
| 8 | OFFICE OF GENERAL MANAGER | 81 |
| 8.1 | Council Workshops February And March 2024..... | 81 |
| 9 | INFRASTRUCTURE AND DEVELOPMENT | 85 |
| 10 | CORPORATE AND COMMUNITY | 86 |
| 10.1 | Sponsorship Request - Autumn Songs..... | 86 |
| 10.2 | Community Assistance Grants Round 2 2023/2024..... | 93 |
| 11 | ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT | 101 |
| 12 | MAYOR | 102 |
| 12.1 | Matters Of Involvement - Mayor, Deputy Mayor And Councillors | 102 |
| 13 | PETITIONS..... | 104 |
| 14 | NOTICES OF MOTIONS | 105 |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|------------------------------------------------------------------------------------------------------|-----|
| 14.1 Future Sponsorship Tamar Valley Folk Festival, Organised By The George Town Folk Club Inc. | 105 |
| 15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE | 106 |
| 16 CLOSED MEETING | 107 |
| 16.1 Into Closed Meeting | 107 |
| 17 CLOSURE | 108 |

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Meeting Commencing at 1:00 pm

Acknowledgement of Country

George Town Council acknowledges the palawa people from the litarimirina tribe from Port Dalrymple as the traditional custodians of the land.

We honour and give thanks for the caring of country, seas and skies of kinimathatakinta and surrounds.

We pay respect to the elders past, present and future for they hold the memories, traditions, culture and hope of pakana people in lutruwita.

AUDIO RECORDING OF COUNCIL MEETINGS

The public is advised that it is **Council Policy** to record the proceedings of meetings of Council on digital media to assist in the preparation of Minutes, and to clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section "Confirmation of Minutes".

The recording does not replace the written Minutes and a transcript of the recording will not be prepared.

All meetings of the Council shall be digitally recorded as provided for by Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 15(2).

In accordance with the requirements of Council's Audio Recording of Council Meetings Policy GTC 1, members of the public are not permitted to make audio recordings of Council meetings.

The community are requested to pre-register to attend this meeting of Council.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the above Act and Notice, and the standard applicable provisions of the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 27 FEBRUARY 2024

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 12/24 numbered 20/24 as provided to Councillors be received and confirmed as a true record of proceedings. (Attached)

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 PUBLIC QUESTION TIME

4.1 PUBLIC QUESTION TIME PROCEDURE

[Refer to Minute No. 243/16. The period set aside for public question time will be at least 15 minutes. Questions given on notice will be addressed first. Once questions on notice have been addressed, persons who have registered their interest to ask a question will be called to do so in the order in which they have registered. Persons attending Council meetings will have the opportunity to register their interest to ask a question without notice prior to the commencement of the meeting. Council staff will be on hand to assist with this process.]

Participants cannot ask more than 2 questions in a row with a maximum of 2 minutes per question. If a person has more than (2) questions, they will be placed at the 'end of the queue' and may, if time permits, ask their further questions once all other persons have had an opportunity to ask questions. Persons who have not registered their interest to ask a question will be given an opportunity to do so following all those who have registered. All questions must be directed to the Chairperson.

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy GTC13.

Questions asked and answers provided may be summarised in the Minutes of the meeting.

Council requests that members of the public pre-register to attend meetings of Council.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

4.2 PUBLIC QUESTIONS ON NOTICE

Nil.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

4.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

4.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

(Refer to Minute No. 425/00, which states in part, "that a copy of all written replies to questions from the Public Gallery be included in the following Council Agenda.")

Nil.

5 DECLARATIONS OF INTEREST

6 GENERAL MANAGER'S DECLARATION

I certify that with respect to all advice, information or recommendations provided to Council with this Agenda:

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

7 PLANNING AUTHORITY

Councils are a planning authority. Each council acts as the planning authority for their municipality. In this role, councillors consider development applications and make administrative decisions that are based on the council's planning scheme. While councillors are obliged to consider the community's views, this does not mean they can vote in favour of those views while fulfilling the role of a planning authority. Councillors must make planning decisions based on whether a planning application is consistent with the local planning scheme, even if members of the community object to the planning proposal.

7.1 DA 2024/8 - 9 BARRACK STREET, GEORGE TOWN - RESIDENTIAL - MULTIPLE DWELLINGS (1 EXISTING & 2 NEW)

| | |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT AUTHOR: | Town Planner - Mr A. Bowles |
| REPORT DATE: | 14 March 2024 |
| FILE NO: | DA 2024/8 |
| ATTACHMENTS: | <ol style="list-style-type: none">1. DA2024-8 - Checklist - Assessment of Compliance with Acceptable Solutions [7.1.1 - 54 pages]2. DA 2024-8 - Advertising Plans [7.1.2 - 20 pages]3. Representation - G Hine - 17 February 2024 - DA 2024-8 [7.1.3 - 1 page]4. Response from applicant - 28 February 2024 - DA 2024-8 [7.1.4 - 2 pages]5. Response from representor - 29 February 2024 - Representation - G Hine - DA 2024-8 [7.1.5 - 1 page]6. Response from applicant - 05 March 2024 - DA 2024-8 [7.1.6 - 2 pages]7. P D 24 10677 9 BARRACK S T, GEORGE TOWN Tas Water Submission to Planning Authority Notice - Condi [7.1.7 - 4 pages]8. Photo of Site Sign - DA 2024-8 [7.1.8 - 1 page] |

APPLICATION INFORMATION

| | |
|------------------------------|-----------------------------------------------------|
| Planning Instrument: | Tasmanian Planning Scheme – George Town |
| Applicant: | Design to Live |
| Site Address: | 9 Barrack Street, George Town |
| Titles Details: | 5413/2 |
| Property ID: | 6436008 |
| Zone: | General Residential Zone |
| Use: | Residential |
| Proposed Development: | Residential Multiple Dwellings (1 Existing & 2 New) |
| Application Received: | 22 January 2024 |

1. SUMMARY

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Residential Multiple Dwellings (1 Existing & 2 New) at 9 Barrack Street, George Town (CT 5413/2).

During the advertising period one (1) representation was received by Council. The representation largely raises concerns regarding the visual impacts of the proposal, through overlooking of the two-storey dwelling and proximity to the frontage being generally inconsistent with the prevailing setback of the street. Additionally, concerns were raised regarding a shared brick wall between the subject site and the neighbouring property.

These matters are addressed in the representation section below and in the scheme assessment. Although, the building will create some visual impacts, the assessment of the proposal demonstrates that the privacy impacts and proximity to the frontage of the buildings are reasonable and consistent with the intentions of the standards.

With the inclusion of appropriate conditions, the proposal complies with the Acceptable Solutions and Performance Criteria of the General Residential Zone and applicable codes. The proposal is recommended with a number of conditions to ensure compliance with the intent of the zone and objectives of the standards.

2. STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four - Leadership and Accountable Governance

2. Planning and regulatory responsibilities are undertaken fairly and openly
 - i. Building knowledge and understanding of planning and regulatory responsibilities and processes.

3. CONSULTATION

In accordance with section 57(5) of *The Land Use Planning and Approvals Act 1993*, the application was advertised for public comment for the period of 14 days. One (1) representation was received and is further discussed in the assessment below.

4. RISK IMPLICATIONS

Risk is managed through the decision and conditioning of any permit issued.

5. FINANCIAL IMPLICATIONS

In the case of an appeal there are costs associated with the defence of Council's decision.

6. SITE AND LOCATION

The subject site is located at 9 Barrack Street, George Town (CT 5413/2).

The site is subject to a 'Safeguard of Airports Code' overlay, however due to the extent of the height required to trigger this code, this overlay bears no material impact to this application.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

There are no other conditions of note identified on the site.

The land falls gradually to the southwestern corner of the site.

The land is serviced by reticulated water, sewerage and stormwater.

The land surrounding the property is a residential area of George Town with predominantly dwellings and similar sized outbuildings.



Figure 1: Aerial photo of subject title (outlined in blue) and surrounding land.

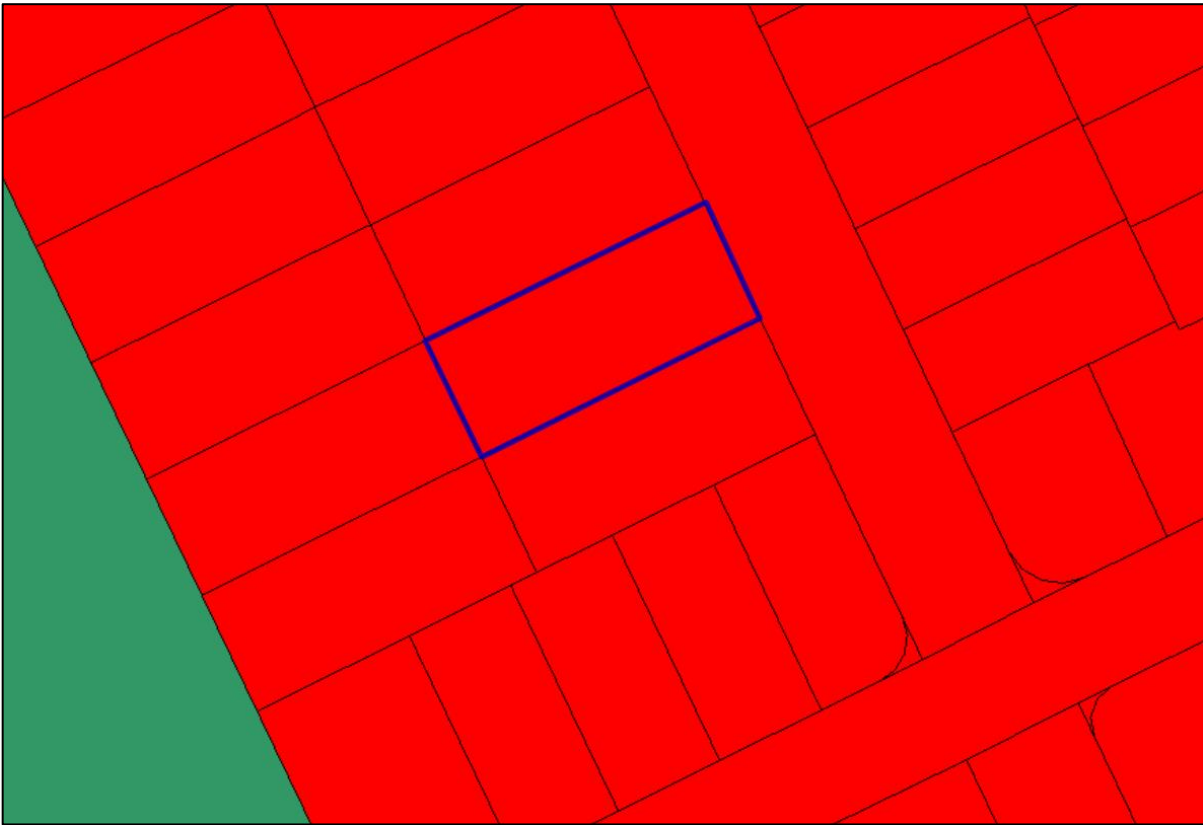


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 9 Barrack Street, George Town (CT 5413/2) for Residential Multiple Dwellings (1 Existing & 2 New).

Unit 1 has been proposed to consist of two (2) bedrooms, one (1) bathroom, an open plan kitchen/living/dining and a garage. Unit 1 contains a floor area of 116m² with a height of 4.7m to the ridge of the hip roof.

Unit 2 is an existing dwelling. This structure contains two (2) bedrooms, one (1) bathroom, kitchen as well as a living/dining room. The porch and balcony are proposed to be removed from this existing structure to allow for this development.

Unit 3 is a proposed two-storey structure consisting of four (4) bedrooms, two (2) bathrooms (with an additional wash closet), an open plan kitchen/living/dining and a garage. A second storey deck is also included as part of the proposal accessible from the dining room. Unit 3 contains a combined floor area of 258m² with a height of 7m to the ridge of the skillion roof.

This gives the combined site coverage across all the units of approximately 400m².

Access to these dwellings is proposed to be from Barrack Street via a proposed crossover extension servicing the units.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

It would be reasonably anticipated that this development will be the subject of an application for strata title.

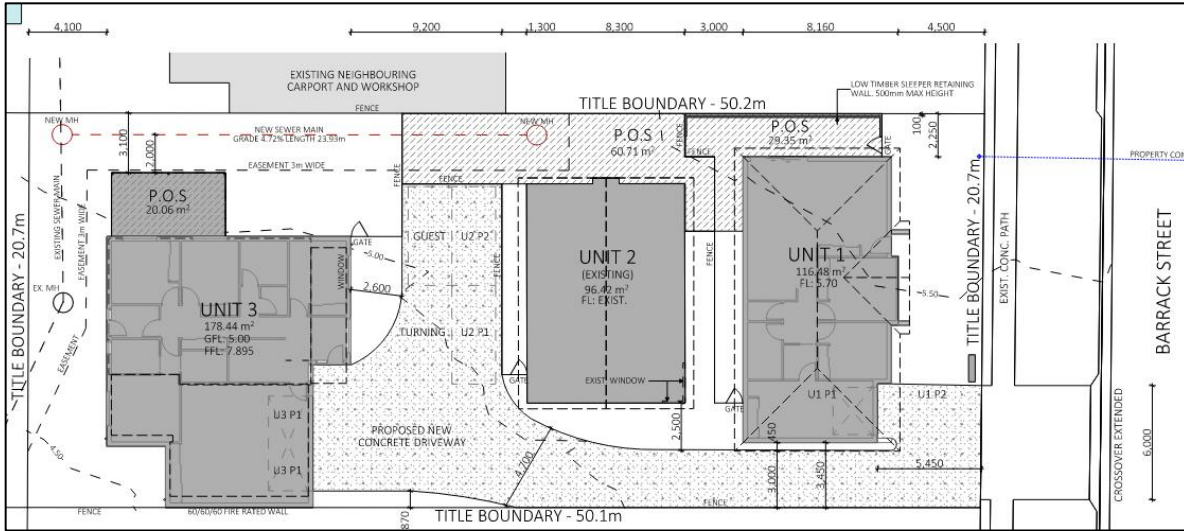


Figure 3: Proposal Plans – Site Plan

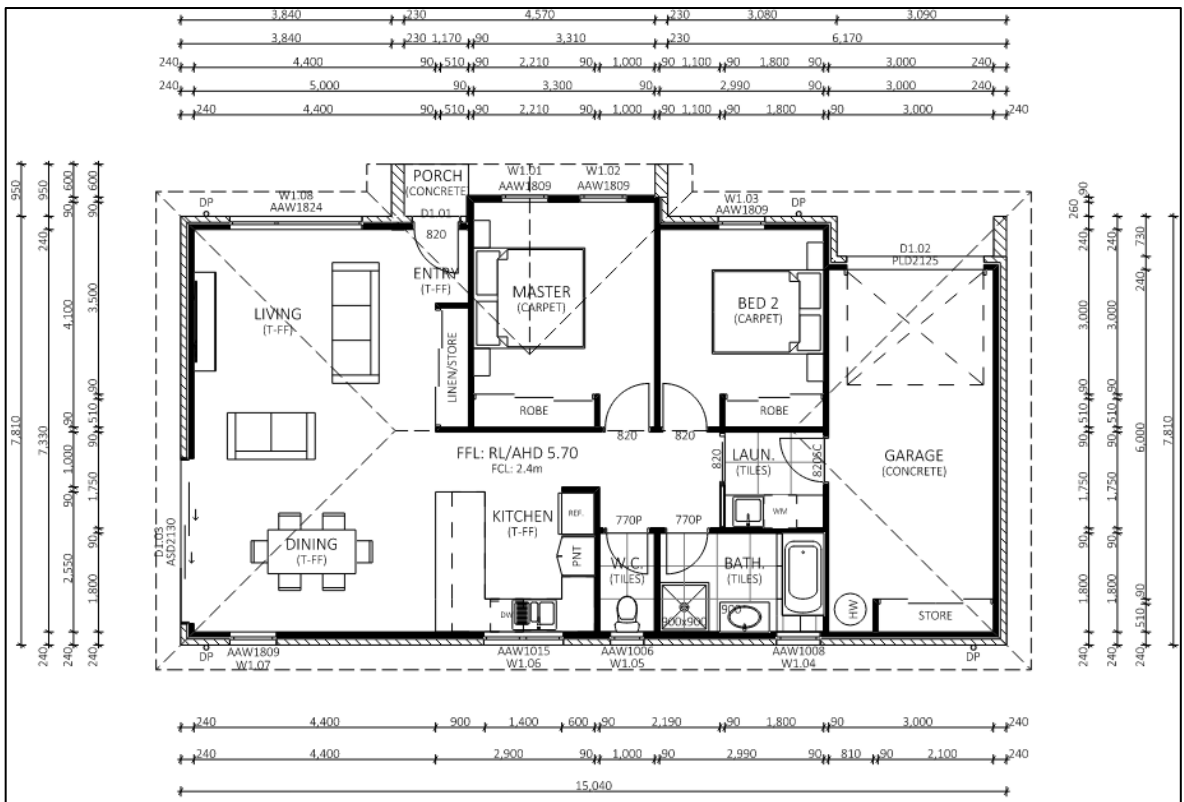


Figure 4: Proposal Plans – Unit 1 - Floor Plan

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**



Figure 5: Proposal Plans – Unit 1 – Elevations

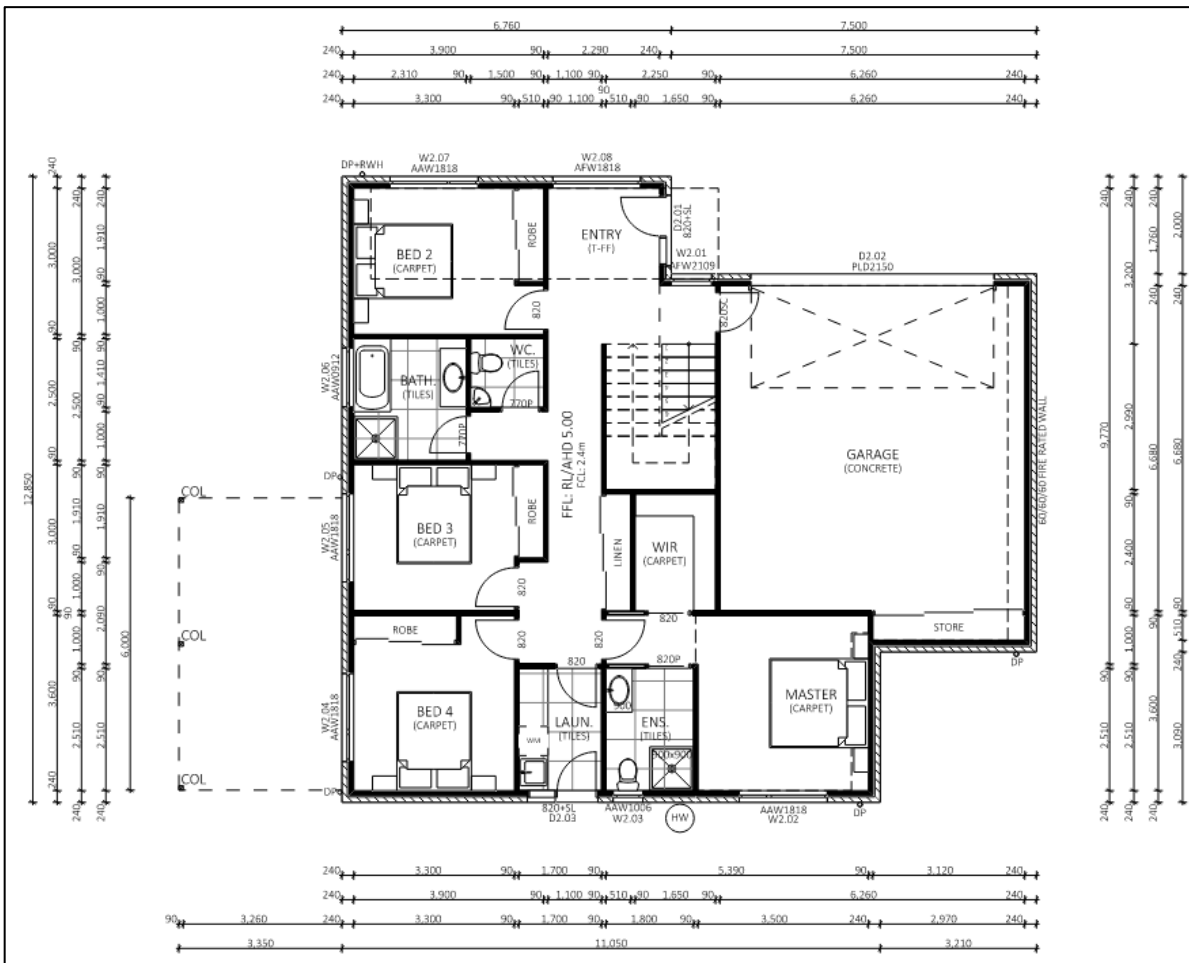


Figure 6: Proposal Plans – Unit 3 – Floor Plan – Ground Floor

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

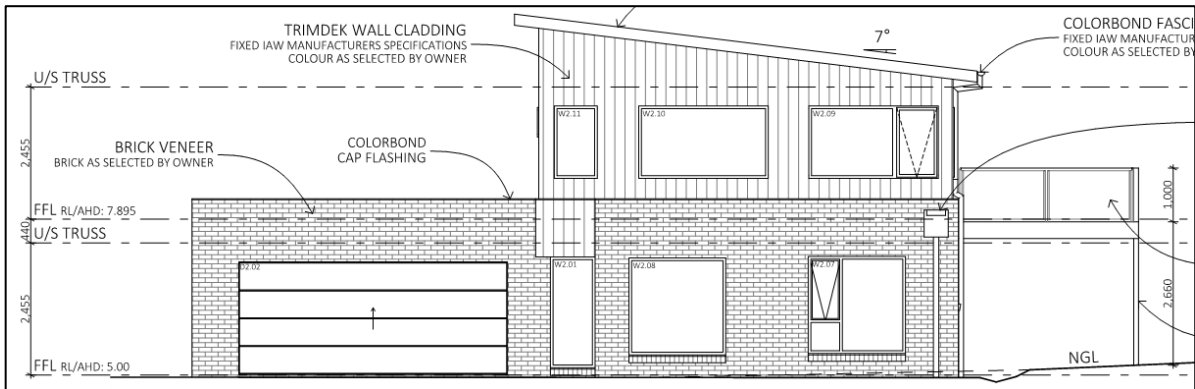


Figure 7: Proposal Plans – Unit 1 – Elevations

The full plans submitted are included in the attachments.

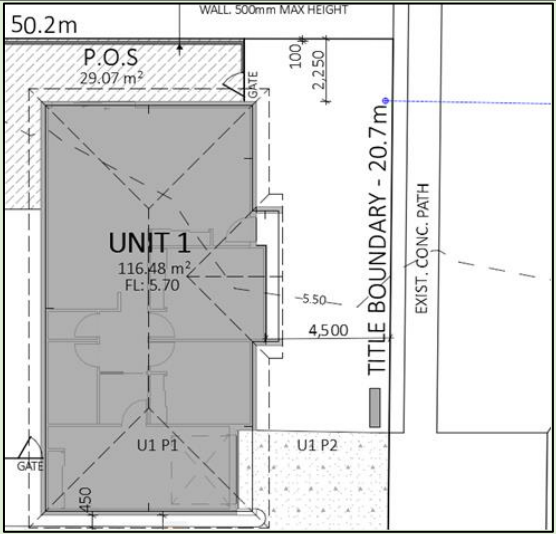
8. REPRESENTATIONS

The application was advertised for community consultation from Saturday 10 February 2024 to Monday 26 February 2024. One (1) representation was received and is summarised below.

A full copy of the representation(s) has also been included as an attachment to this report.

| Issues Raised in Representations | Council Response |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Proximity of 'Unit 1' to the Barrack Street Frontage is incompatible with the existing streetscape and pattern of development.</p> | <p>Council is required to consider the application's compliance against the standards outlined in the Tasmanian Planning Scheme within any decision made as 'Planning Authority'.</p> <p>Although, it is acknowledged that the proposal is generally inconsistent with the prevailing setback modelled by the western side of the street.</p> <p>The proposal is not inconsistent with the acceptable solution outlined within 8.4.2 of the <i>Tasmanian Planning Scheme</i>. This standard contains a required setback of 4.5m from the frontage for all dwelling developments in the General Residential Zone. If this criterion is met within the planning scheme, then an assessment of the streetscape character as outlined in the performance solutions is not required as the impacts are considered acceptable</p> <p>It is noted that the plans that were shown during Council's advertising period do not expressly outline this setback from the frontage. The applicant upon consideration of the representation has provided an excerpt of this measurement to demonstrate that this is the intended outcome:</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  <p>Therefore, as the proposal complies with the acceptable solution outlined in the Tasmanian Planning Scheme, no conditions are recommended to address this concern.</p> |
| <p>The application does not consider the existing shared brick wall along the southern boundary of the property.</p> | <p>During a site visit conducted on 9 February 2024, the only portion of shared fencing consisting of masonry is attached to the outbuilding along the southern boundary. The proposal shows the demolition of the wall as it forms part of the structure of the existing outbuilding.</p> <p>Subsequently the plan outlines that fencing will be reinstated along the boundary and a wall for the new garage will be located a couple of metres to the west, also 'on the boundary'.</p> <p>Due to an aviary being attached from 7 Barrack Street onto the connecting wall, it is acknowledged that sufficient provision of fencing is required to ensure that this outbuilding is not impacted.</p> <p>The applicant has advised within the plans that the boundary fencing for reinstatement will be to the requirements of the owner of 7 Barrack Street. The endorsement of the plan outlining this outcome will ensure that there is a satisfactory result for both parties.</p> |
| <p>Privacy concerns from potential overlooking of 7 Barrack Street from the two-storey dwelling (Unit 3).</p> | <p>The dwelling of concern is located towards the rear of the site and contains a second storey. The second storey of the dwelling is located:</p> <ul style="list-style-type: none"> - 3.1m from the northern boundary adjoining 11 Barrack Street; |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">- 4.1m from the western boundary adjoining 19 Esplanade North;- Approximately 6.4m from the southern boundary adjoining 7 Barrack Street. <p>To meet the acceptable solution for privacy within the General Residential Zone, the setback for any floor level above 1m is 3m from the side and 4m from the rear boundary. The proposal meets these requirements and therefore adequate separation exists between the proposed dwelling and any existing habitable rooms or private open space areas.</p> <p>Privacy to adjoining properties is not considered to be unreasonably impacted by the proposal. The impacts on privacy are consistent with those within an urban environment. No conditions are recommended to address this concern as the impacts are considered reasonable.</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

9. STATUTORY REQUIREMENTS

The assessment of the development is dealt with under the following sections of the *Tasmanian Planning Scheme – George Town*:

- 8.0 General Residential Zone
- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Railway Code

This is an application which is to be determined under section 57 of the *Land Use Planning and Approval Act 1993* (the Act) as discretionary.

9.1 Use Class

The application is classified as Residential. The definition of the Residential use as outlined in the *Tasmanian Planning Scheme – George Town* is:

“use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.”

The Residential Use Class, for Multiple Dwellings, is classified as a Permitted use in the General Residential Zone. However, in this instance, the proposal relies on Performance Criteria to be assessed and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Please see Attachment 1 for a full planning assessment against all of the relevant Acceptable Solutions of the Planning Scheme.

The Zone Purpose and those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in exercising its discretion and determining whether to approve or refuse an application.

In cases where Council considers an application does not comply with the relevant Performance Criteria the use of conditions to achieve compliance should always be considered prior to refusal of the application.

Zone Purpose Assessment

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.1 | Zone Purpose |
| 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. |
| 8.1.2 | To provide for the efficient utilisation of available social, transport and other service infrastructure. |
| 8.1.3 | To provide for non-residential use that: a) primarily serves the local community; and b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. |
| 8.1.4 | To provide for Visitor Accommodation that is compatible with residential character. |
| Planner Response: The proposal is consistent with the purpose and objectives of the General Residential Zone. The proposal is for multiple dwellings that have full access to reticulated services which can be provided to each dwelling and does not drastically deviate from the existing detached dwelling configuration found within the streetscape. The site already utilises the existing social and service infrastructure present in the area. The inclusion of additional dwellings on the site does not undermine or otherwise extensively impact these servicing arrangements. Therefore, the increase in dwellings with minimal impacts on the existing infrastructure is considered 'efficient utilisation' consistent with the intentions of that objective. A non-residential use is not proposed within the application. Visitor accommodation is not proposed within the application. | |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

The proposal is therefore considered consistent with the intentions and purposes of the General Residential Zone.

Performance Criteria assessment.

- 8.0 General Residential Zone
- 8.4 Development Standards for Dwellings
- 8.4.2 Setbacks and building envelope for all dwellings

| | |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | <p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Acceptable Solutions | Performance Criteria |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing | <p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none">(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).(iii) from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(c) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none">(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). | <ul style="list-style-type: none">(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:<ul style="list-style-type: none">(i) an adjoining property; or(ii) another dwelling on the same site. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planner's Response: Relies on performance criteria.

Unit 3 extends beyond the building envelope outlined in Figure 8.1 of the Tasmanian Planning Scheme. As shown in the below diagram.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

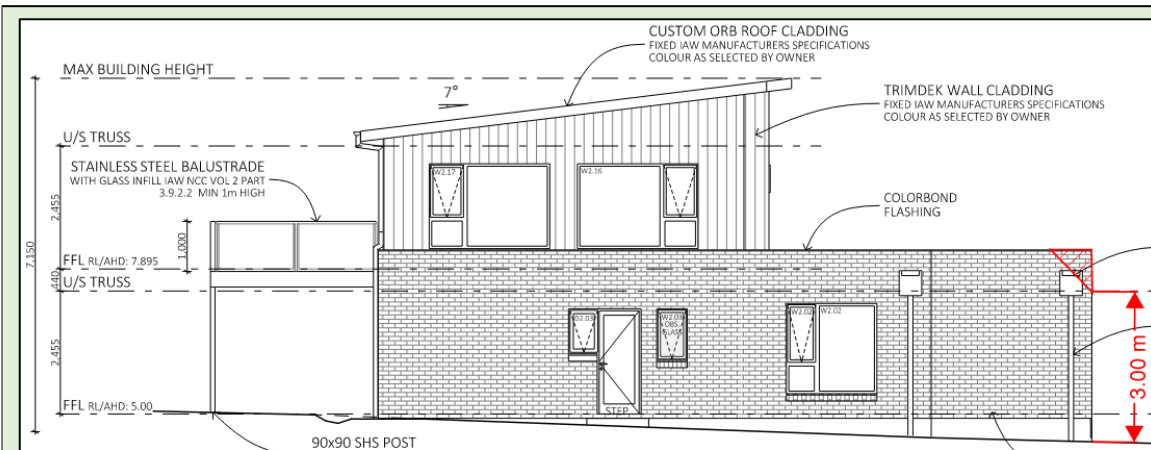


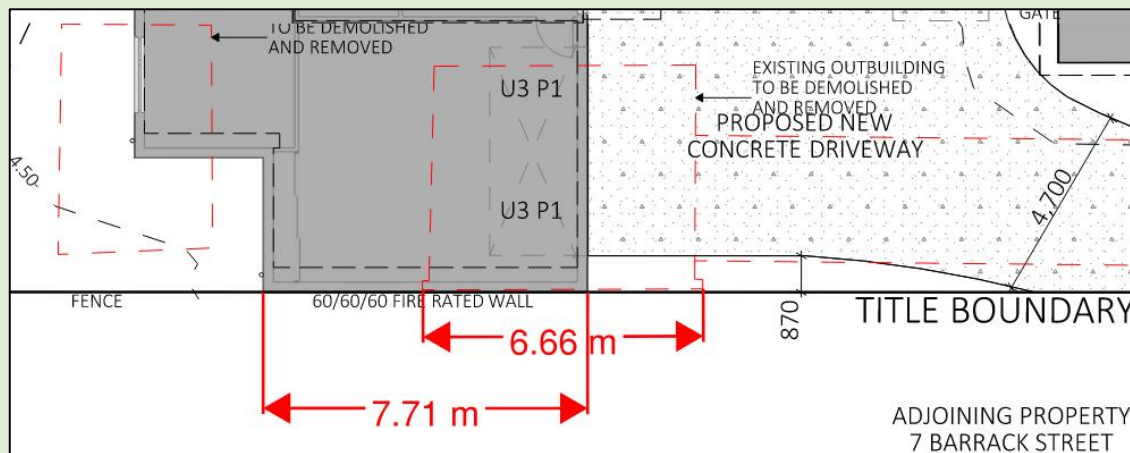
Figure: Proposed Western Elevation - Showing the extent of the structure located outside building envelope (Red hatched area)

Therefore, the proposal relies on performance criteria to be addressed.

Units 1 & 2 have been assessed and comply with the acceptable solution, therefore no additional assessment is considered warranted.

Unit 3 will be assessed to determine compliance with the Performance Criteria and the objectives of the standard.

There is a wall for an already existing shed located along the southern boundary as shown in the below image comparing the demolition plan to the proposal plan:



As is shown within this image, there is approximately half of the proposed wall of the dwelling already consisting of brick wall for the existing shed.

Although the proposal appears to be located in a slightly different position, with minor increase to the scale, the overall impact will remain relatively similar to what is already experienced by adjoining properties. It is important to understand that standards regarding visual impacts and visual bulk are not designed to protect views from adjoining properties. These standards are designed to ensure that dwellings are not of a scale or design that results in large solid blocks of unbroken material and to limit the sense of enclosure or overbearing that may impact neighboring dwellings. It is of a similar scale and visual impact to the existing wall and a minor increase in size does not constitute unreasonable bulk that will create a sense of enclosure or overbearing.

Therefore, visual impacts and bulk of the building are considered to be reasonable.

The shadowing of the dwelling is contained in the site predominantly during the morning moving into the adjoining property (7 Barrack Street) during the midday and afternoon periods. Although, it is acknowledged the time the shadowing occurs on the adjoining

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

property is relatively extensive, the overall size of the shadowing is a relatively minor increase when considered against what is already occurring on the site from the existing outbuilding. Incorporating the new brick wall as shown will not create unreasonable overshadowing as it will not overly change the existing configuration of shadowing currently impacting the adjoining owner. Moving the bulk of the wall closer to the rear of the site, will increase the concentration of shadowing to the rear and mitigate impacts of the shadowing on habitable rooms of the adjoining dwelling as well as on the private open space of this dwelling.

The siting of the dwelling is not inconsistent with dwellings in the area, as outbuildings within the streetscape (including those on the neighboring properties) appear 'on the boundary' of the properties throughout the immediate area, as shown in the below image.



Figure: Outbuildings on surrounding properties that are located 'on the boundary'.

The only differentiation between the proposal and the existing pattern of development is that the garage is attached to a dwelling whereas most dwellings have a detached outbuilding. The 'habitable' portion of the dwelling is located towards the middle of the site and remains relatively consistent with existing separation patterns of the area. The separation is considered reasonable and does not undermine the characteristics of the area.

There are no solar arrays existing in the area that will be undermined through this proposal.

In this instance the proposed development will not cause an unreasonable impact on residential amenity and is considered consistent with the performance criteria.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

8.4.3 Site coverage and private open space for all dwellings

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. |
| Acceptable Solutions | Performance Criteria |
| <p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper | <p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight. |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

than 1 in 10.

Planner's Response: Complies with acceptable solution.

Unit 1 and 2 are unable to meet the horizontal dimension requirements outlined in the acceptable solution, therefore the proposal relies on an assessment against the performance criteria.

Unit 3 has sufficient private open space to satisfy the acceptable solution. Therefore no further assessment is considered warranted.

As the private open space is located to the north of the dwellings, they will not be deprived of solar access to an unreasonable degree.

Private open space is relatively accessible for both dwellings, being directly accessible from living areas.

While it is unusual for POS of this scale to be located on sites within the General Residential Zone, there is sufficient space for some minor landscaping and plantings to occur without heavily impacting pedestrian efficiency within the POS. Due to the units being relatively small containing two (2) bedrooms respectively, the proposal would generally be incompatible for a growing family's needs. Noting George Town's ageing demographic, these units would be considered generally suitable for a 'downsizer' or professional who does not want to maintain an outdoor area, but where some small-scale outdoor activity could reasonably be accommodated.

Although outdoor recreation space is not extensively delivered through this proposal, it is important to also note that the proposed multiple dwellings are located within walking distance (approximately 150m) away from the coastal reserve and the park on Esplanade North. This area consists of small public open space (approximately 2500m² in size), play equipment, cooking facilities allowing for outdoor recreational usage as well as the broader coastal reserve in which outdoor activities can be accommodated.

Through the proximity to existing public recreation spaces, the convenience and solar access of the proposed private open spaces for residents and the intended residents of the site, the proposal is considered consistent with the performance criteria and the objectives of the standard.

- C2.0 Parking and Sustainable Transport Code
- C2.6 Development Standards for Buildings and Works
- C2.6.2 Design and layout of parking areas

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That parking areas are designed and laid out to provide convenient, safe and efficient parking. |
| Acceptable Solutions | Performance Criteria |
| A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian</i> | P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Standard AS 2890 - Parking facilities, Parts 1-6;</i></p> <ul style="list-style-type: none"> (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and | <ul style="list-style-type: none"> (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹</p> | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

Planner's Response: Relies on performance criteria.

Not all vehicles can enter and exit in a forward direction. Therefore the proposal relies on performance criteria.

Access, circulation and manoeuvring spaces:

- Complies with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
- Has access width in accordance with Table C2.2;
- Parking, access and manoeuvring width is sufficient.
- Vertical clearance exceeds 2.1m .

The vehicle usage will predominantly be light vehicles. Commercial operations are not proposed within the application.

The use does not specifically require or warrant accessible car parking.

The site is relatively flat with minimal topographical constraints.

The parking areas are proposed to be sealed and therefore will be useable in all weather conditions, however the parking associated with Unit 1 will need to reverse from the site.

There are no traffic issues or sight distance concerns with the road, so vehicle and pedestrian traffic will not be compromised by vehicles reversing from this site.

Some physical delineation is shown within the plans. Line marking will be essential for the rear parking spaces and therefore a condition is included in the recommendation to address this.

The two parking spaces which are required to reverse from the site are considered to be reasonable and the impacts no greater than those of a single dwelling. However, the location of the Unit 1 tandem parking and lack of separation between the tandem space and the shared carriage way for the other two (2) units, results in a conflict point which is likely to confuse and slow the flow of traffic. With the extension of the landscaping towards the front property boundary, this will provide clear separation.

With the recommended changes the proposal complies with the Performance Criteria and is consistent with the objectives.

10. REFERRALS

Internal Referrals

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Council's Engineering Officers

The Council's Engineering Officers have been engaged to provide some comments regarding the proposal. A response was received by Council's Planning Department on Tuesday, 30 January 2024. Council's Engineering Officers have provided the following comments:

This development requires stormwater detention due to the increased impervious surfaces introduced on the site. This system should be designed to accommodate flows from a 20% AEP event and calculations for a 1% AEP event. This information should demonstrate the impacts downstream from this proposal are reasonable and will not undermine Council's responsibilities as 'Stormwater Authority' under the *Urban Drainage Act 2013*.

CCTV should be provided prior to commencement of use demonstrating the efficacy of the detention system.

The crossover extension is required to be constructed to LGAT standards (TSD-R09-v3)

It should be noted that the internal stormwater line depositing stormwater from the site is located directly underneath Unit 3. This is not Council's preference of arrangement.

Planner response: Conditions have been included to address these concerns

External Referrals

TasWater

A response was received by Council's Planning Department on Thursday, 1 February 2024.

A SPAN – TWDA 2024/00149-GTC was provided to Council pursuant of the Water and Sewerage Industry Act 2008 (TAS).

Conditions are imposed by the regulated entity in accordance with Section 56P (1) of the Water and Sewerage Industry Act 2008.

Planner response: Conditions have been included to address this legislative requirement.

11. SERVICES

Road

Access is available to Barrack Street, via the existing driveway crossover.
A new extended crossover is additionally proposed as part of the works.

Sewer

Council records indicate the land is serviced by the TasWater sewer system.
A TasWater sewer main easement is located to the rear of the site which is proposed to be modified as part of the development.

This allows the sewer main to follow the boundaries of the site as opposed to protruding into the site to access the adjoining site, as is the current arrangement.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Conditions imposed by TasWater pursuant of Section 56P(1) of the *Water and Sewerage Industry Act 2008* through the Submission to Planning Authority Notice will manage the construction of this infrastructure.

Water

The land is serviced by reticulated water.

Stormwater

The land is serviced by Council's reticulated stormwater system.

12. PART V'S, COVENANTS, HERITAGE & LEVEL 2 ACTIVITIES

Easements:

The subject property does not contain any registered burdening or benefitting easements on the title.

Part V Agreements:

No Part V's are registered against the subject property's title.

Covenants:

No covenants are registered against the subject property's title.

Heritage Register:

The subject property is not registered within the Tasmanian Heritage Register administered under Part 4 of the *Historic Cultural Heritage Act 1995*.

Level 2 Activities:

The subject property does not contain a use that could be considered a Level 2 activity as classified within Schedule 2 of the *Environmental Management and Pollution Control Act 1994*.

13. STATE POLICIES

The State Policies are inculcated in the standards of the planning scheme. Compliance with the planning scheme ensures compliance with the State Policies.

14. ALTERNATIVE OPTIONS

Council can refuse the application or approve it with alternative conditions.

15. CONCLUSION

The application for construction and use of Residential Multiple Dwellings (1 Existing & 2 New) at 9 Barrack Street, George Town (CT 5413/2), has been assessed against all relevant zone and code criteria of the *Tasmanian Planning Scheme – George Town*. With appropriate conditions. The application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

That the application for use and development, Residential Multiple Dwellings (1 Existing & 2 New) at 9 Barrack Street, George Town (CT 5413/2) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a. Design to Live, project no. BRRC09, drawings 1 to 15 inclusive, revision 1, dated 17 January 2024

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. AMENDED PLANS

Prior to the commencement of works, amended plans are to be submitted to the satisfaction of Council's Town Planner. Project no. BRRC09, Sheets 2 to 7, are to be amended, to show the landscaping adjacent the garage of Unit 1 is extended to the east toward the proposed crossover by 4m and made non trafficable, to provide clear visual and physical separation between the unit 1 tandem parking space and the shared driveway.

Once approved, the amended plan will be endorsed and will form part of the planning approval.

3. STORMWATER DESIGN AND DETENTION

Prior to the commencement of works, detailed stormwater design drawings are to be submitted to the satisfaction of Council's Director Infrastructure and Development. These drawings are to:

- a. show the means of connection to Council's reticulated stormwater network;
- b. show the location of stormwater pits required to adequately drain the driveway and hardstand areas. Pits are to be 450x450mm grated pits and are to be trafficable in driveway situations;
- c. include grated pits at low points in the private open space areas;
- d. show detention of stormwater prior to connection to Council's reticulated stormwater network. Detention is to have sufficient capacity to limit stormwater entering the public system to pre-development flows during a 20% AEP rainfall event and is to be accompanied by calculations prepared by a suitably qualified hydraulic engineer; and
- e. are to be accompanied by calculations identifying post-development flows during a 1% AEP rainfall event prepared by a suitably qualified hydraulic engineer.

Noting: Council's preference is for the internal stormwater lines not to be located underneath Unit 3.

Prior to the commencement of use:

- a. CCTV footage of the detention system is to be provided demonstrating that the detention system is working efficiently to the satisfaction of Council's Infrastructure Department; and

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

- b. The stormwater connection shown within the approved design drawings are to be installed to the satisfaction of Council's Director Infrastructure and Development

4. CROSSOVER

Prior to the commencement of the use, the proposed vehicular crossover extension must be constructed in accordance with LGAT Standard Drawing (TSD-R09-v3). All works must be carried out to the satisfaction of Council's Infrastructure Department.

Prior to undertaking any works within the Council road reserve, including the installation of the vehicle crossover, separate consent is required from Council as the relevant Road Authority. The developer must make application to Council for a Permit to Undertake Works in the Road Reserve using Council's designated form and obtain approval prior to the start of works. This work must be at expense of the person responsible for the development.

5. CAR PARKING AND MANOEUVRING AREAS

Prior to the commencement of use, the areas shown to be set aside for vehicle access and car parking must be:

- a. Designed and laid out in accordance with the endorsed plans;
- b. Sealed with an all-weather seal; and finished to ensure all hardstand falls to the stormwater pits
- c. All spaces are to be clearly delineated by line marking or other means;
- d. The visitor parking spaces are to be clearly identified as such by line marking or other means;

to the satisfaction of Council's Director Infrastructure and Development.

6. STREET TREE

Prior to the commencement of use of the dwellings, a street tree is to be installed in the Barrack Street road reserve, fronting the property. The tree is to be selected, located, installed and managed in accordance with the requirement of George Town Council's Works Department, and to the satisfaction of Council's Director Infrastructure and Development.

All plantings are to be of advanced stock with an approximate height of 1.8m.

All reasonable care is to be taken to ensure the survival of the plant during planting. Any fatalities are to be replaced with a new plant consistent with surrounding species.

Prior to undertaking any landscaping works in the Road Reserve, the developer must make application to Council for a Permit to Undertake Works in the Road Reserve using the Council designated form and obtain Council's written approval prior to the commencement of any works. All this work must be at expense of the person responsible.

At the discretion of Council's Director Infrastructure and Development, Council may accept payment of a cash contribution in lieu of conducting these sufficient to cover the costs of conducting planting works.

7. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2024/00105-GTC attached).

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

8. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

9. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Manager of Infrastructure and Works.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA2024/8. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a. Plumbing approval
 - b. Building approval

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or any other required approvals under this or any other Act are granted.
4. It is noted that the indicative Strata boundaries within the endorsed plans do not follow the fence line. Prior to Council sealing any final plans submitted under the *Strata Titles 1998*, the developer will need to ensure that the Private Open Space dedicated to each dwelling is outlined in the endorsed plans and replicated on the final plan of survey.
5. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.

9. If any Aboriginal relics are uncovered during works:
 - a. All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b. The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c. The relevant approval processes will apply with state and federal government agencies.

The applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

7.2 DA 2023/99 - LOT 1 DAVIS STREET BEECHFORD - SUBDIVISION (40 LOTS AND ROADS)

| | |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT AUTHOR: | Senior Town Planner - Mr J. Simons |
| REPORT DATE: | 12/03/2024 |
| FILE NO: | DA 2023/99 |
| ATTACHMENTS: | <ol style="list-style-type: none">1. Assessment of Compliance with the Acceptable Solutions - DA2023-99 [7.2.1 - 43 pages]2. Advertising Plans - DA 2023-99 [7.2.2 - 163 pages]3. Combined Representations (Redacted) - DA 2023-99 [7.2.3 - 31 pages]4. Representation received after consultation period (Redacted) - DA 2023-99 [7.2.4 - 2 pages]5. Reply to Representations - DA 2023-99 - Lot 1 Davis Street Beechford [7.2.5 - 4 pages]6. Addendum to Stormwater Report - DA 2023-99 [7.2.6 - 4 pages] |

APPLICATION INFORMATION

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Planning Instrument: | Tasmanian Planning Scheme - George Town Local Provisions Schedule |
| Applicant: | Woolcott Surveys |
| Site Address: | Lot 1 Davis Street, Beechford |
| Titles Details: | CT 184622/1 |
| Property ID: | 9334400 |
| Zone: | Low Density Residential |
| Use: | Subdivision is not required to be assigned a use class, however, the lots are intended for residential use and development. |
| Proposed Development: | Subdivision (40 Lots and Roads) |
| Application Received: | 30/10/2023 |

1. SUMMARY

An application under Section 57 of The Land Use Planning and Approvals Act 1993 has been received by Council for a Subdivision (40 Lots and Roads) at Lot 1 Davis Street, Beechford (CT 184622/1). The proposal consists of 40 residential lots, accessed from Soldiers Settlement Road, Davis Street and two new internal cul-de-sacs.

Seventeen (17) representations were received during the advertising period. The primary concerns raised in the representations includes the proposed lot density and impact on township character, traffic and pedestrian movements, wastewater management and stormwater management.

These matters are discussed in the assessment below. With respect to character and density, the proposed subdivision will result in a substantial increase in the number of lots in Beechford and

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

the potential population of the township. However, the density is consistent with that of the existing residential areas to the north and is consistent with the zone purpose.

The existing and proposed roads are demonstrated to be of sufficient standard to manage the increased traffic volumes associated with the development. However, the impact on pedestrian movements through the township are recognised and the substantial increase in lots and associated traffic is sufficient to warrant an infrastructure design which provides greater accommodation for pedestrians, including a footpath on Davis Street and walkable verges within the subdivision.

Due to the sandy nature of the site and an elevated ground water table, stormwater and wastewater management are strongly linked. The proposed system is not considered to provide adequate drainage, however, with appropriate conditions, the land can be drained without adverse impacts on adjoining properties. It is recommended that an amended stormwater plan, consisting of a mix of piped drains and open swales, capable of capturing all hardstand water from the lots and allowing for localised drainage on a lot by lot basis be submitted to Council prior to commencement of works. The system will require upgrades to existing drainage in Higgins Street to allow stormwater to pass through the existing residential areas without adverse impacts.

With adequate drainage and a requirement for all lots to utilise secondary treated wastewater systems, the lots provide adequate opportunity for onsite wastewater management.

The proposed development is consistent with the purpose of the Low Density Residential Zone and can be managed by conditions to ensure compliance with the applicable Performance Criteria and the planning scheme. The proposal is recommended for approval.

2. STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four - Leadership and Accountable Governance

2. Planning and regulatory responsibilities are undertaken fairly and openly
 - i. Building knowledge and understanding of planning and regulatory responsibilities and processes.

3. CONSULTATION

In accordance with section 57(5) of The Land Use Planning and Approvals Act 1993, the application was advertised for public comment for the period of 14 days. 17 representations were received and are further discussed in the assessment below.

4. RISK IMPLICATIONS

Risk is managed through the decision and conditioning of any permit issued.

5. FINANCIAL IMPLICATIONS

In the case of an appeal there are costs associated with the defence of Council's decision.

6. SITE AND LOCATION

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

The subject site is located at Lot 1 Davis Street, Beechford (CT 184622/1). It comprises 7.333 hectares located on the southern periphery of the settlement and has frontage to Davis Street and Soldiers Settlement Road.

The land has largely been cleared of vegetation and has previously been used for grazing of livestock. The land slopes gently towards Davis Street.

The land is located in the Low Density Residential Zone and is identified as being in a Bushfire Prone Area. The Priority Vegetation Overlay covers a small proportion of the land in the south-east corner.

The land is not serviced by reticulated water or sewerage. Stormwater infrastructure in the vicinity is rudimentary.

The land to the rear of the property is located in the Rural Zone and is used primarily for grazing of livestock. The land to the north, east and west of the title has largely been developed for residential use and development, comprising largely of single dwellings on a range of lot sizes.



Figure 1: Aerial photo of subject title (outlined in red) and surrounding land.

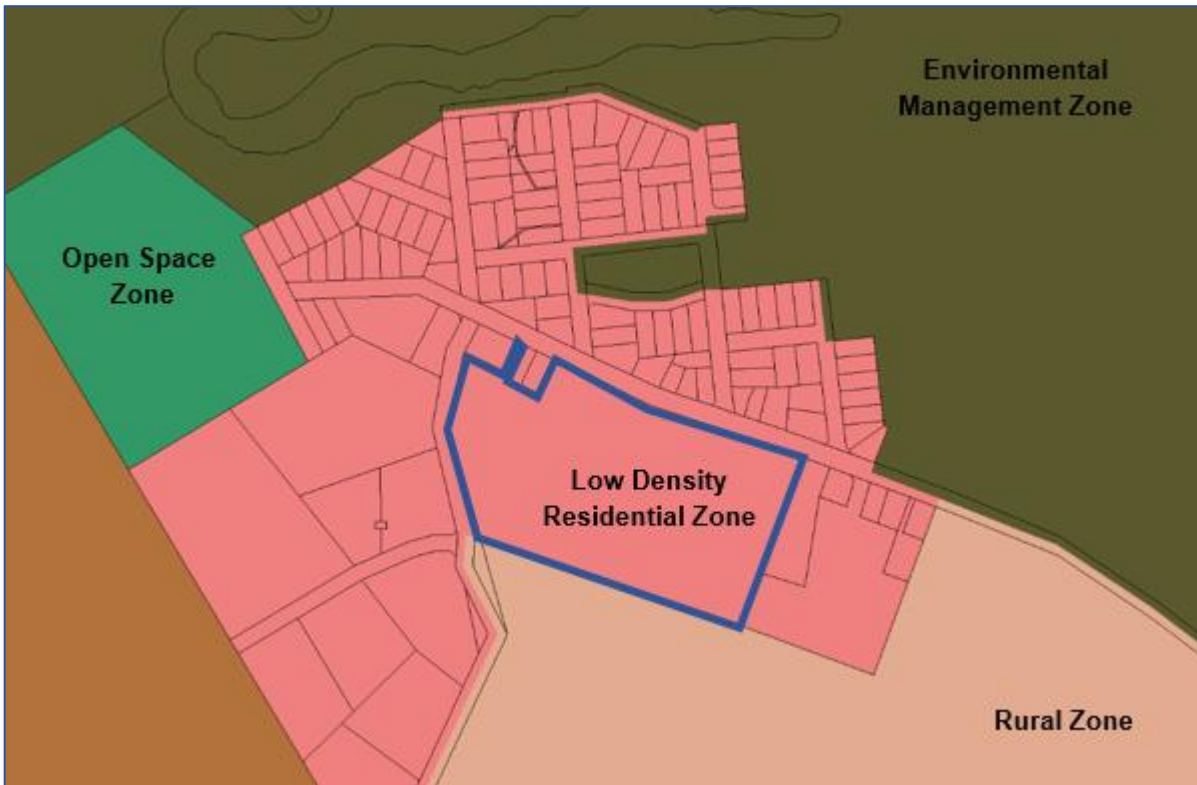


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at Lot 1 Davis Street, Beechford (CT 184622/1) for Subdivision (40 Lots and Roads). The proposed lots are intended to be used for residential use and development.

The lots range in area from 1264m² to 1888m².

Lots 1-11 front and take access from Davis Street.

Lots 12-18 front and take access from Soldiers Settlement Road.

The application includes the development of a new cul-de-sac off Davis Street, approximately 180m in length. A further cul-de-sac, approximately 160m in length will extend from the first cul-de-sac.

Lots 19-40 will take access from the proposed roads.

The development will rely on onsite treatment of wastewater. The application proposes piped drainage connecting to the existing open drainage system on Davis Street. Open drains are proposed on Soldiers Settlement Road. All lots are to connect to the stormwater system.

An indicative site plan is included below.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

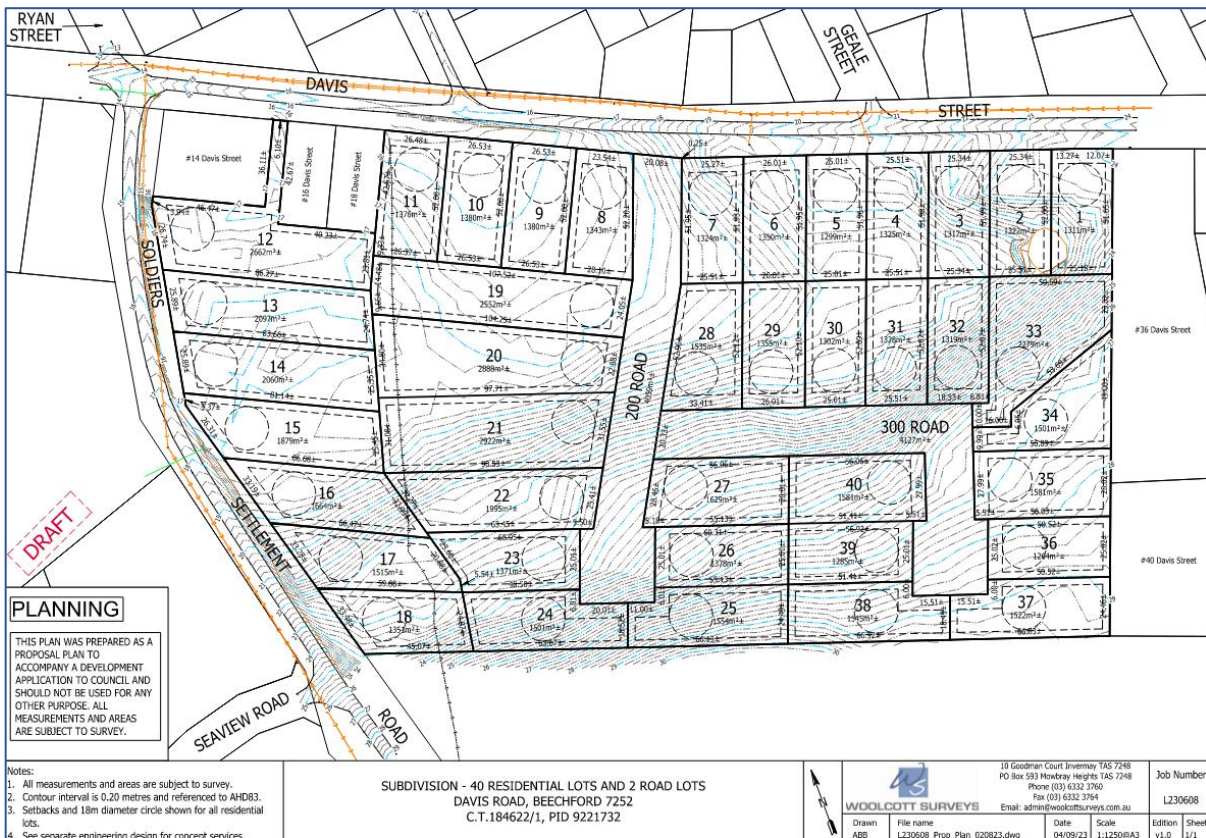


Figure 3: Plan of subdivision (Woolcott Surveys, 2023).

The full plans submitted and supporting documents are included in the attachments.

8. REPRESENTATIONS

The application was advertised for community consultation from 25/11/2023 to 11/12/2023. 17 representations were received during the advertising period and are summarised below.

One late representation was received. Council can agree to extend the advertising period and receive this representation.

A full copy of the representation(s) has also been included as an attachment to this report.

| Issues Raised in Representations | Council Response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Stormwater</p> <p>The existing stormwater drainage system is adhoc and inadequate to cope with existing stormwater.</p> <p>Open Drains on Soldiers Settlement Road inadequate and spills over the road at Davis Street.</p> <p>Open drains on Soldiers Settlement Road need to be piped.</p> | <p>It is agreed that the existing system does not have the capacity to manage stormwater from the proposed development. Upgrades to the system, including reconstruction of the drainage in Higgins Street is required to facilitate the development, along with expansion of the drainage within the site. The developer will be required by condition of the permit and approval of engineering design drawings to undertake more comprehensive drainage works.</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Piped drains on Higgins and Ryan Street need to remain open to reduce flooding.</p> <p>Stormwater retention should be required within the site.</p> <p>Water is close to the surface and regularly ponds on the surface.</p> <p>Excess ground water already impacts downstream properties.</p> <p>Drainage outfalls are undirected and untreated for pollution.</p> | <p>The representations submitted are inconsistent with respect to the desire for an open drainage system or a piped system. Open drains are a common feature of Low Density Residential environments and are generally an acceptable means of conveying stormwater. Soldiers Settlement Road is not identified as being a community street, with high pedestrian usage, warranting piped drainage.</p> <p>A combination piped system and swale system is considered appropriate for Davis Street, due to it being the primary east-west route through the settlement and connecting to the recreation ground.</p> <p>Drainage on Higgins Street will be designed to ensure adequate capacity for the development, without reducing capacity for existing properties on Davis Street.</p> <p>It is not the responsibility of the developer to address existing drainage issues on the properties downslope of the development. However, the proposed conditions relating to drainage are intended to direct all concentrated stormwater to a discharge point that is beyond the existing residential properties rather than to the ground water table.</p> <p>The proposed conditions require the engineering design drawings to include water sensitive urban design to meet the treatment targets specified within, the State Stormwater Strategy 2010 and Tasmanian Stormwater Policy Guidance and Standards for Development 2021</p> |
| <p>Wildlife Increased pets will impact wildlife.</p> | <p>The subject property is largely cleared of vegetation. Although a small portion of the title is identified as priority habitat, the vegetation is</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Native wildlife living on the property will be displaced.</p> | <p>limited to a cluster of trees, with limited undergrowth. Its habitat value is significantly degraded as a result of its size, isolation and extensive stock grazing. Removal of the small cluster of vegetation will not compromise biodiversity or species representation in the bio region.</p> <p>While the land is likely to be used for foraging by transient species, it has limited habitat value and adjoins residential developments to the north and west. Displacement of species is unlikely to be significant.</p> <p>The planning scheme does not regulate the behaviour of individual pet owners. Dogs and cats are regulated through the <i>Dog Control Act 2000</i> and the <i>Cat Management Act 2009</i>.</p> |
| <p>Traffic and Roads</p> <p>Roads are not to sufficient standard to cater for additional traffic.</p> <p>Increased traffic conflicts with lack of safe walking options.</p> <p>New road inappropriately located – should be realigned to Higgins Street or Geale Street.</p> <p>Roads are narrow, poorly surfaced, with no kerbs.</p> <p>Need for speed humps to maintain traffic speeds.</p> <p>Unclear if the internal roads are to be built to an adequate standard or if rubbish collection trucks will be able to turn and leave in a forward direction.</p> <p>Lack of parking at the Recreation Ground and beach to cope with existing residents.</p> | <p>The application includes a traffic impact assessment prepared by a suitably qualified traffic engineer. The assessment concludes that, while there will be an increase in traffic, the existing roads are constructed to sufficient standard to absorb the additional traffic generated by the development. Council's Infrastructure Department have not identified any specific concerns from a road and traffic perspective.</p> <p>Speed humps have not been identified as being necessary by Council's Infrastructure Department or the proponent's traffic engineer. It is noted that calls for wider roads and kerbs are at odds with calls for greater traffic calming.</p> <p>The internal roads will be constructed in accordance with the LGAT Tasmanian Standard Drawings. The turning head will have sufficient dimensions to accommodate the turning of emergency service vehicles as required by the endorsed bushfire hazard management plan.</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Lack of parking at the Recreation Ground is not the responsibility of the developer. Council can consider the need for additional parking at the Recreation Ground as part of capital works if the need arises. The developer is required to pay a Public Open Space Contribution for the purchase or improvement of open space as a result of the increased demand generated by the subdivision.</p> |
| <p>Open Space</p> <p>Lot 12 a good location for open space.</p> <p>Lots 8-10 a good place for open space.</p> <p>40 lots warrants the provision of a park.</p> <p>Public Open Space Contribution to be used in Beechford.</p> <p>5% cash contribution unacceptable as existing facilities will be put under excessive pressure.</p> <p>Request that public open space contribution be spent in Beechford.</p> | <p>An additional 40 lots will substantially increase demand for open space. However, as the site is in close proximity to the existing Recreation Ground and the coastal reserve, and these are substantial areas, it is not considered that additional land is required, nor the associated maintenance burden.</p> <p>The site does not contain any outstanding features that would serve a public benefit from being contained in open space. Council does not have any strategic documents in place that call for additional open space in this location.</p> <p>As the existing open space facilities will be placed under increased pressure, a cash contribution is considered warranted as per the provisions of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>.</p> <p>The use of the open space contribution is not a matter that is required to be resolved as part of this application.</p> |
| <p>Footpaths</p> <p>Not enough footpaths in Beechford and it is dangerous for pedestrians.</p> <p>Concrete footpaths on Davis Street and Ryan Street to the corner of</p> | <p>While Beechford does not currently contain a footpath network, the significant increase in population potentially resulting from the development is sufficient to consider the need for a pedestrian footpath.</p> <p>Priority routes within Beechford include Davis Street, stretching east</p> |

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Soldiers Settlement Road for the safety of all residents.</p> <p>Footpaths should not be concrete, but gravel.</p> <p>No footpaths on new roads, Soldiers Settlement road or Davis Street.</p> <p>Can a footpath be constructed along Davis Street in front of the subdivision and down Ryan Street to the Currie River footbridge.</p> | <p>west through the settlement and culminating at the Recreation Ground, and north-south via Ryan Street, culminating in the vicinity of the Curries River foot bridge.</p> <p>It is considered appropriate to require a footpath to be constructed from the eastern boundary of the property to the corner of Davis and Ryan Streets. The footpath would contribute to the longer term provision of a network along principle streets, but also has merit as a stand alone footpath, providing an off road option on the busiest segment of Davis Street.</p> <p>The proposed development will result in 7 additional lots fronting Soldier Settlement Road, along with a substantial increase in the traffic using that road. In order to access recreational opportunities, the Beach or Recreation Ground, which are within walking distance, it is necessary for residents to walk down Soldiers Settlement Road. It is considered appropriate that a gravel footpath be installed on the Soldiers Settlement Road frontage of the property, to connect to Davis Street and the footpath there.</p> |
| <p>Sewage</p> <p>Downstream properties will receive stormwater and sewerage.</p> <p>Sewage already enters the stormwater system. Septic systems cause water and soil pollution and illness. Septic systems should be avoided as newer technology is available.</p> <p>Existing sewerage enters Curries River, this will be exacerbated by the proposed development.</p> <p>Secondary treatment systems should be required as well as room limitations.</p> <p>Council previously required a wastewater treatment plant for a</p> | <p>It is recognised that Beechford has existing issues associated with the management of wastewater. This is due to a combination of factors including:</p> <ul style="list-style-type: none"> • Topography and soil composition; • inadequate drainage; • the presence of aging septic systems; • septic systems designed for holiday homes and not designed for frequent or long term occupation. <p>The developer has indicated a willingness for all lots to be required to install a secondary treatment system. A condition requiring a Part 5 Agreement mandating secondary</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>similar subdivision of this land – what has changed?</p> | <p>wastewater treatment systems is recommended for inclusion on the permit.</p> <p>Secondary treatment will ensure all wastewater is treated to an acceptable standard prior to entering the ground water system.</p> <p>In 2007, Council previously required the installation of a wastewater treatment plant for a previous subdivision. This was dismissed by the Resource Management and Planning Appeals Tribunal as being an unreasonable imposition. Onsite management of wastewater was rejected by the Tribunal and the entire application subsequently refused.</p> <p>As part of the 2007 application, Council engaged consultants, GHD to undertake a land capability study. Council’s Infrastructure Department has had verbal discussions with the consultant that prepared the 2007 document. These discussions highlighted the need for adequate drainage, and the potential for some sites to be constrained, regarding the size, location and shape of dwellings.</p> <p>Council’s Environmental Health Officer has advised that with adequate drainage and a commitment to secondary treated wastewater systems, the proposed development can achieve onsite wastewater management for a range of dwelling types.</p> |
| <p>Density and Character 40 additional lots will destroy the character of Beechford. Larger lifestyle blocks, such as those on Soldiers Settlement Road would be better.</p> | <p>It is acknowledged that a subdivision of the proposed scale will result in a substantial change to the size of Beechford. However, the ability to subdivide and the lot density is reflective of the zoning of the land. Council has historically made a strategic decision to zone the land to accommodate residential growth in Beechford. The landowner has put</p> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Insufficient local infrastructure, including narrow streets, limited street lighting, no shop.</p> <p>Not designed for greater population.</p> <p>No available services, shopping, bank, fuel, schools, medical etc.</p> <p>Lots too small to accommodate Caravans, jet skis, 4 wheel drives boats etc.</p> <p>Any restriction on the type of houses or number that can be built on each lot?</p> | <p>forward the development in good faith, based on the current zoning.</p> <p>While larger lots may be preferred, no strategic work has been undertaken to limit development of the land to lifestyle lots.</p> <p>While the settlement will substantially increase, it will remain a relatively small settlement. The existing roads and other services are considered to be adequate for the scale of the settlement. Some improvements to pedestrian infrastructure and stormwater infrastructure are necessary as part of the development.</p> <p>The settlement will not grow to a size that warrants, or could commercially support, fuel, school or medical services. The zoning does provide opportunity for a local shop if there is sufficient commercial demand.</p> <p>The proposal will not result in a suburban character. Infrastructure design will continue to reflect a low density residential environment. The resulting density is similar to that of the existing residential area to the north of Davis Street.</p> <p>While there are no specific restrictions on the type of dwellings that can be constructed, the proposed lots are generally too small to accommodate more than one dwelling and associated onsite wastewater infrastructure. On site wastewater requirements are also likely to restrict the footprint and number of bedrooms that a dwelling may contain.</p> <p>All of the lots have sufficient area to provide for the reasonable parking requirements of a single dwelling. While a large portion of the lot will be taken up by wastewater management, there is nothing</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>prohibiting the use of reserve areas for informal parking of recreational vehicles and caravans. The need for additional parking is a matter for the individual purchasers to consider.</p> |
| <p>Street Planting No reference to street planting.</p> | <p>Council has not commenced a street planting regime for Beechford or the other coastal settlements. Once finalised as part of the Township Character Plan project, Council will have a better idea of the types of plantings that can and should occur.</p> <p>The conditions of the permit require new road infrastructure to provide space free of services to make future tree planting easier.</p> |
| <p>Other Matters Limited beach access.</p> <p>Proximity to Stoney Head Military Range.</p> <p>Emergency evacuation point is not big enough to accommodate increased population.</p> <p>Application does not mention phone and power infrastructure. Power should be underground.</p> <p>Preference for no street lighting.</p> | <p>Beach access is not a specific factor in determining compliance with the Planning Scheme. Beach access is being considered as part of the Coastal Township Character Plan project.</p> <p>This is a matter for the Tasmanian Fire Service as part of the development of community bushfire plans and is not a matter that is relevant to a decision under the planning scheme.</p> <p>Power infrastructure in new residential subdivisions is generally required by TasNetworks to be underground. However, this is dependent on the extent of additional infrastructure proposed and the interface with existing infrastructure. A service plan will be prepared by TasNetworks prior to construction. Council will indicate a preference for underground, however, the final servicing plan is largely at the discretion of the service provider.</p> <p>Consultation undertaken as part of the Township Character Plans project indicates low demand for street lighting to facilitate star gazing.</p> |

9. STATUTORY REQUIREMENTS

The assessment of the development is dealt with under the following sections of the *Tasmanian Planning Scheme*:

- 10.0 Low Density Residential Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C13.0 Bushfire Prone Areas Code

This is an application which is to be determined under section 57 of the *Land Use Planning and Approval Act 1993* (the Act) as discretionary.

9.1 Use Class

In accordance with Clause 6.2.6, subdivision is not required to be classified into a particular use class. However, it is noted the likely future use of the lots will be residential.

9.2 Planning Scheme Assessment

Please see Attachment 1 for a full planning assessment against all of the relevant Acceptable Solutions of the Planning Scheme.

The Zone Purpose and those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in exercising its discretion and determining whether to approve or refuse an application.

In cases where Council considers an application does not comply with the relevant Performance Criteria the use of conditions to achieve compliance should always be considered prior to refusal of the application.

Zone Purpose Assessment

10.0 Low Density Residential Zone

| |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.1 Zone Purpose |
| The purpose of the Low Density Residential Zone is: |
| 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development. |
| 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts. |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

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

Planner's Comment:

While the development is not required to be categorised into a use class, the intent of the subdivision is to provide for future residential use and development and is typical of a residential subdivision. Environmental constraints are considered further in the assessment below.

No non-residential uses are proposed. While subdivision does not need to be classified into a use class, the intent of the subdivision is to provide for residential forms of use and development. The impacts of other forms of use and development will be considered if/when an application is received.

Performance Criteria assessment.

10.6 Development Standards for Subdivision

10.6.1 Lot design

| | |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. |
| Acceptable Solutions | Performance Criteria |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1500m² and:</p> <p style="padding-left: 20px;">(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 10.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p style="padding-left: 20px;">(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> | <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) adequate provision of private open space;</p> <p>(e) the pattern of development existing on established properties in the area; and</p> <p>(f) any constraints to development,</p> <p>and must have an area not less than 1200m².</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planner's Response: Relies on performance criteria.

Lots 1-11, 18, 23, 26, 29-32, 36 and 39 are less than 1500m² in area, the smallest being 1264m². This area is sufficient to accommodate the development of a single dwelling, including sufficient space for parking and private open space consistent with the intent of the Low Density Residential Zone.

The intended locations of buildings are not identified, however, all lots have sufficient dimensions to allow development that complies with the Acceptable Solutions for setbacks required by new dwellings.

The topography of the site is undulating, however, the slope does not suggest a significant impediment to future development and suitable grades can be readily achieved through minor earthworks.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

The pattern of development is consistent with that of other lots in the Low Density Residential Zone in the vicinity. The land to the north of Davis Street has been developed for residential use and development with the majority of lots having an area less than 1000m². Lots located off Seaview Road, to the west of Soldiers Settlement Road are larger in area. The proposed development is an appropriate transition between the smaller lots to the north and the larger lifestyle lots to the west.

Potential constraints to development in this location include bushfire risk and drainage. Bushfire hazard management has been addressed in the Bushfire Prone Areas Code, which demonstrates all of the lots have adequate capacity to manage bushfire risk within the boundaries of the lots.

Drainage of the site, including stormwater and wastewater management are further discussed in the assessment below. With appropriate conditions, satisfactory drainage can be achieved.

All of the proposed lots exceed 1200m² in area.

The proposed development complies with the Performance Criteria and is consistent with the objective.

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p> | <p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

Planner's Response: Relies on performance criteria.

Although lots 25, 32, 33 and 34 have frontage less than 20m, all lots are proposed to have direct frontage to a public road. The smallest frontage proposed is 9m and all lots have adequate frontage to accommodate a 3.6m wide crossover without impediment.

Currently the number of internal lots with narrow frontages in Beechford is relatively low. As there are only 4 lots in the proposed subdivision with narrow frontages, the subdivision is generally consistent with the pattern of development and will not significantly alter the character of the area.

All lots include direct frontage to a public road, providing functional access, consistent with the Performance Criteria and the objective of the standard.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

10.6.2 Roads

| | |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That the arrangement of new roads within a subdivision provides: <ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>The subdivision includes no new roads.</p> | <p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; |

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

- | | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">(h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;(i) the topography of the site; and(j) the future subdivision potential of any balance lots on adjoining or adjacent land. |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planner's Response: Relies on performance criteria.

The development application includes two new roads, both terminating in cul-de-sacs. With appropriate conditions, the proposed arrangement and construction of the roads will provide an appropriate level of access, connectivity and safety for all road users.

All roads will need to be constructed to an appropriate municipal standard determined by Council's Infrastructure Department.

Council has not adopted a road network plan for Beechford. There is limited capacity for growth, resulting from zoning limitations and no strategic work has been undertaken contemplating further growth of the settlement.

The new roads maintain an appropriate position within the road hierarchy, comprising local roads within a residential area.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Further road connectivity within the existing settlement is not considered necessary. While Council has not undertaken any strategic work considering any further growth of the settlement, it is noted that the logical direction of growth is to the south of Davis Street. The proposal will limit the capacity to link the existing settlement to the most logical growth area. Council may wish to consider requiring the extension of the Lot 200 road reserve to the boundary of the title to create opportunity for greater connectivity in the far future.

Beechford does not have a public transport network and services are very limited. However, the coastal lifestyle and access to the beach and other recreation opportunities is a key attribute to living in the community. Providing safe pedestrian access to recreational features is considered essential. The proposed road network does not unreasonably complicate road access to the beach or the Beechford Recreation Ground.

Currently there are 62 dwellings in the Beechford settlement and pedestrians use the road to move through the urban areas. The proposed development has the potential to result in a significant increase in the number of lots available for residential development, along with a significant increase in traffic and pedestrian movements. Given the significant changes, the existing service levels are not considered to be adequate to accommodate the potential growth and alternative options for safe pedestrian movements are considered to be necessary.

Recent engagement with the coastal communities, including Beechford, indicate a desire to maintain a village character with respect to infrastructure. While walkability is important and footpaths are desirable, consultation has not indicated a unanimous desire for concrete footpaths. As such, it is recommended that the proposed development include provision on Davis Street for a footpath, from the east boundary of the lot, extending through to Soldiers Settlement Road. The footpath is to be constructed of compacted gravel. Within the development, on the new roads, the road is to be designed to ensure the verges are walkable and provide opportunity for pedestrians to leave the road to avoid traffic.

Dedicated bicycle infrastructure is not considered warranted due to the scale of the settlement and relatively low speed environment.

As previously discussed, Council may wish to consider the requirement for the extension of Lot 200 to provide for future residential expansion, however, it is noted that there is no strategic work undertaken to determine if expansion is warranted or desirable.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

10.6.3 Services

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That the subdivision of land provides services for the future use and development of the land. | |
| A2 | Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system. | P2 |
| | | Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land. |
| <p>Planner's Response: Relies on performance criteria. The land is not in a serviced area and lots are proposed to be serviced by onsite systems.</p> <p>It is acknowledged that Council has previously considered an application for the subdivision (28 lots) of the subject lot in 2007. As part of this decision, Council required the installation of a public wastewater treatment plant. On appeal, this requirement was ultimately rejected by the Resource Management and Planning Appeals Tribunal as being unreasonable. The Tribunal ultimately refused the application. The record of decision is not clear other than the Tribunal was convinced by the evidence Council put forward, prepared by GHD.</p> <p>One of the reasons for refusal is the high water table – septic systems require 1.2m separation from the water table. However, the decision does not appear to fully contemplate secondary treated systems and the reduced separation required, nor does it consider proper drainage of the site and the opportunity for localised lowering of the water table.</p> <p>The Tribunal also considered requirements, such as the use of water saving devices, the requirement to use low phosphorus and sodium detergents and the need to operate the systems as per the manufacturer's recommendation, to be unenforceable. Today, low flow fixtures are a standard requirement and owners of secondary treated systems must enter into a quarterly maintenance contract with a licensed professional. When not operated correctly, secondary treated systems are exceptionally costly and this creates a financial incentive to operate them in accordance with the manufacturer's advice.</p> <p>It is recognised that the existing developed areas of Beechford have issues associated with onsite management of wastewater. This is a result of a number of factors, including:</p> <ul style="list-style-type: none"> • the historic development of the community as a shack/holiday town, with lower rates of occupation and water usage; • increasing occupancy resulting in wastewater systems being of inappropriate design for the conditions and volumes of wastewater; • a complex soil profile that is sandy and free draining at the surface, but has limiting layers forcing the water table close to the surface; • inadequate drainage and ad-hoc drainage solutions designed to provide for historic seasonal use. | | |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

The apparent issues with the current arrangements make it imperative that wastewater and stormwater are both managed to minimise contamination of the ground water and to minimise the volumes of water entering the ground water system so that the development does not impact down slope properties via the free draining surface soils. While it is essential that the proposal manages stormwater generated by the proposed development, it is not the responsibility of the developer to manage or resolve existing drainage issues within the settlement.

The application proposes to address these matters by managing stormwater offsite and by the use of secondary wastewater treatment systems on lots with a high water table. In a response to the representations, the applicant has suggested entering into a Part 5 Agreement, requiring all property owners to manage wastewater via secondary treated wastewater systems.

Secondary treated systems are designed to discharge wastewater of a significantly higher quality, suitable for direct deposit into the natural hydrology. Owners of secondary treated systems are required to enter into a contractual arrangement for mandatory servicing of the systems to ensure they continue to function correctly. All new wastewater treatment systems have a mandatory requirement to maintain separation between the system and the water table; this can be achieved by a combination of drainage and mounding where necessary.

The use of secondary treated systems will take up a substantial area of the proposed lots. For a 4 bedroom dwelling the system will require approximately 420m² of absorption area and approximately 420m² reserve area. These areas cannot be built on, but can be used as open space areas. Excluding the wastewater treatment system, the area of the smallest lots remaining available for development is 459m² for Lot 5, 424m² for Lot 36 and 445m² for Lot 39. The other lots are larger in area and smaller dwellings require smaller application areas. A potential purchaser may be constrained if they purchase the smallest of the lots and attempt to build a larger home. However, all lots have sufficient area to accommodate a 3 bedroom dwelling and the larger lots will have sufficient area for the development of a 4 bedroom dwelling. It is important to note that the land application area and reserve area take up a large portion of the lot, however, these areas are not in use at the same time and the reserve area provides for open space, recreation and parking opportunities.

While the use of modern secondary treated wastewater systems should be able to service the subject lots, the proposed approach to management of stormwater significantly undermines wastewater on the site. The wastewater assessment relies on the offsite management of stormwater. The consultant preparing the wastewater assessment has confirmed that management of stormwater will be off site. However, the proposed charged connections are not capable of capturing all stormwater generated, particularly from parking areas and driveways, and makes localised drainage difficult.

The stormwater assessment submitted with the application suggests that stormwater leaving the site and entering the public system will be less than that currently entering the system. It is unclear how it is possible for the post development stormwater to be both simultaneously managed off site, while also not contributing any additional water to the public stormwater system. Since advertising the application, considering the representations and feedback from Council Officers, the applicant has acknowledged the need to upgrade drainage in Higgins Street and has submitted a concept plan indicating the upgrades required. The applicant has also agreed to the installation of upslope cut off drains. Further

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

to these requirements Council's Infrastructure Department has required the installation of drainage capable of providing a gravity connection at the low point of all lots. Without a gravity connection it is not possible to drain all hardstand.

With an appropriate drainage system in place, the lots are capable of managing wastewater onsite.

The proposal complies with the Performance Criteria and is consistent with the Objective.

A3

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

P3

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:

- (a) the size of the lot;
- (b) topography of the site;
- (c) soil conditions;
- (d) any existing buildings on the site;
- (e) any area of the site covered by impervious surfaces; and
- (f) any watercourse on the land.

Planner's Response: Complies with acceptable solution.

The application proposes to connect all lots to a reticulated stormwater network. However, as advice received from Council's Infrastructure Department and consultant Hydrologist confirms the network does not have capacity to manage the stormwater generated, conditions are required in order to better meet the objective of the standard.

The downstream network is an ad-hoc network of old, under capacity and often disconnected pipework and open drains. The initial assertions of the stormwater assessment submitted with the application suggests that the volumes of water entering the existing stormwater network will be less than the existing volumes. Based on the advice of Council's Infrastructure Department and consulting Hydrologist, this premise is rejected.

The assumptions used in the initial assessment are not supported. While the applicant has used an impervious surface area of 15% post development, this is extraordinarily low compared to other developments in the area in similar environments. The planning scheme permits site coverage to 30% of the lot, noting that larger lots generally increase the instances of larger outbuildings. The 15% impervious surface area is not considered to be a reasonable standard and modelling should be based on a figure much closer to the 30% site coverage permitted by the planning scheme or 40% recommended by Council's Consulting

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Hydrologist.

The lack of a sufficient drainage system undermines the capacity of the site to manage wastewater onsite and is inconsistent with the recommendations of the wastewater assessment.

The stormwater assessment indicates that all stormwater connections will be charged connections. This means that large areas of the lots will not be serviceable by stormwater and all driveways, pavements and other ground level impervious surfaces will need to be managed onsite. This is directly contrary to the wastewater assessment submitted with the application which requires all stormwater to be directed off site. This is not possible without a gravity connection, or extensive drainage works, including sumps and pumps for each individual property.

Following the receipt of representations and feedback from Council staff, the applicant has proposed the upgrading of the existing stormwater on Higgins Street to provide sufficient capacity. A cut off drain will be installed on the uphill boundaries of the site. Council will also require the installation of a system capable of providing gravity connections, allowing for drainage of hardstand and for localised drainage where required.

It is recommended that an alternative stormwater management plan must be submitted as part of the engineering design drawings. Prior to the commencement of works it is recommended that a Stormwater Management Report must be submitted along with the engineering drawings:

- a) The plan is to be accompanied by an amended stormwater design report incorporating the following:
 - i. The report must be undertaken in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches. This report, and any associated designs, must clearly show that the proposed minor drainage system within the subject property, extending into, and replacing the existing public stormwater system must be designed to accommodate a storm with an ARI of 20 years, when the land serviced by the system is fully developed. This report, and any associated designs, must also clearly show that the proposed major stormwater drainage system is designed to accommodate a storm with an ARI of 100 years (inclusive of climate change).
 - ii. all capacity calculations are to assume that residential lot surfaces have a minimum of 30% impervious surfaces.
 - iii. stormwater infrastructure in Higgins Street must have sufficient capacity to accommodate the existing lots already connected to the system.
 - iv. stormwater infrastructure in Soldiers Settlement Road and Ryan St must have sufficient capacity to accommodate the existing lots already connected to the system, as well as accommodate flows from the new development.
 - v. The report must be prepared and certified by an experienced and licensed practicing Civil Engineer;
 - vi. Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved and there is no increase in risk from flood for adjacent land must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision. The report must clearly demonstrate how potential flood hazards within the site will be managed, and that any change to the landform will not

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

create additional flooding within or outside of the development. This assessment shall be undertaken in accordance with Australian Rainfall and Runoff 2019, and in particular Book 6 Chapter 7. Safety Design Criteria and Book 9 Chapter 6 Modelling Approaches.

- vii. Detail WSUD modelling and compliance;
- viii. Include an Operation and Maintenance Plan covering any proposed detention and WSUD assets.

to the satisfaction of Council's Director Infrastructure and Development.

Codes

| Code | Applicability |
|--------------------------------------------------------|----------------------------|
| C1.0 Signs Code | Code does not apply |
| C2.0 Parking and Sustainable Transport Code | Code applies |
| C3.0 Road and Rail Assets Code | Code applies |
| C4.0 Electricity Infrastructure Protection Code | Code does not apply |
| C5.0 Telecommunications Code | Code does not apply |
| C6.0 Local Historic Heritage Code | Code does not apply |
| C7.0 Natural Assets Code | Code applies |
| C8.0 Scenic Protection Code | Code does not apply |
| C9.0 Attenuation Code | Code does not apply |
| C10.0 Coastal Erosion Hazard Code | Code does not apply |
| C11.0 Coastal Inundation Hazard Code | Code does not apply |
| C12.0 Flood Prone Areas Code | Code does not apply |
| C13.0 Bushfire Prone Areas Code | Code applies |
| C14.0 Potentially Contaminated Land Code | Code does not apply |
| C15.0 Landslip Hazard Code | Code does not apply |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|--------------------------------------------|----------------------------------------------------|
| | |
| C16.0 Safeguarding of Airports Code | Code does not apply |
| GEO1.1 – Local Provisions Schedule | No site specific provisions are applicable. |

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

| | |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction. |
| Acceptable Solutions | Performance Criteria |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

A1.1

For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) a new junction;
- (b) a new vehicle crossing; or
- (c) a new level crossing.

A1.2

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward

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:

- (a) any increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

direction.

Planner's Response: Relies on performance criteria.

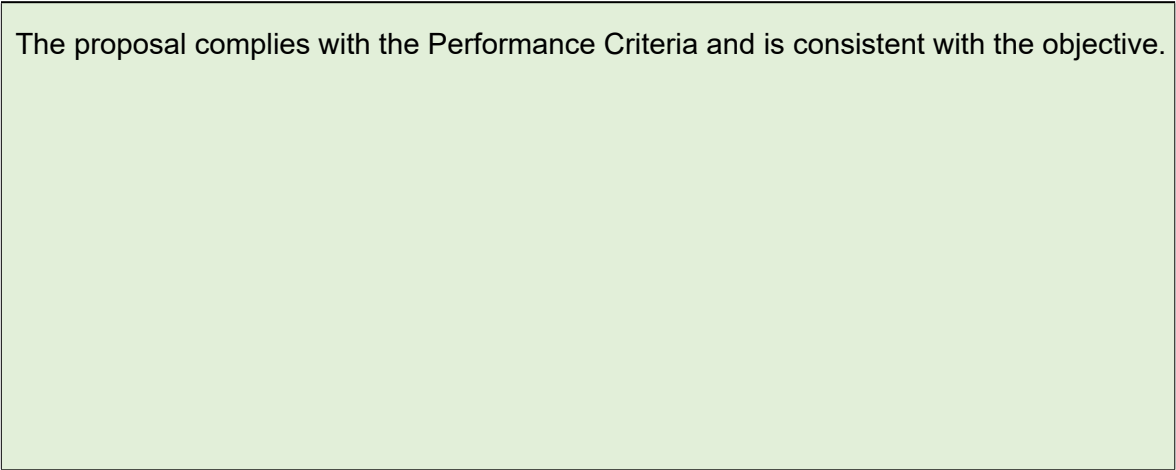
The application complies with the Performance Criteria. A Traffic Impact Assessment prepared by a suitably qualified person has been submitted with the application. This assessment estimates the proposal will result in approximately 240 vehicles per day on Davis Street with a peak of 24 vehicles per hour, and 100 vehicles per day on Soldiers Settlement Road, with a peak volume of 10 vehicles per hour.

The consultant's assessment concludes that the existing roads and junctions are constructed to an acceptable standard, with capacity to absorb the increase in vehicle movements. Council's Infrastructure Department accept the findings of the Traffic Impact Assessment.

The traffic generated will largely be of a residential nature and the area already has a speed limit of 40km/h. Following construction, heavy vehicle movements will be limited. Given the low speed and nature of traffic generated by a residential subdivision, the impacts on the road network are reasonable.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

The proposal complies with the Performance Criteria and is consistent with the objective.



C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

| | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective: | That: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation. |
| Acceptable Solutions | Performance Criteria |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and(f) any existing cleared areas on the site. |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planner's Response: Relies on performance criteria.

Priority habitat is identified within proposed lot 37. As the entirety of the lot is required to be maintained in a Low Fuel State, the Bushfire Hazard Management area covers the priority habitat and it is likely to be impacted as a part of the future development of the land.

In this case the priority vegetation is identified by TasVeg 4 as (DAC) Eucalyptus amygdalina coastal forest and woodland. It is noted that the Priority habitat is mapped on a polygon basis, and the extent is indicative only. It is clear from aerial photos and site visits that there is a distinct land management change on the boundary of the subject property and the adjoining land. It is clear that this area has been historically slashed adjacent the boundary and grazed, largely eliminating the priority vegetation community. There are no standing trees in the mapped area, indicative of Eucalyptus amygdalina coastal forest.

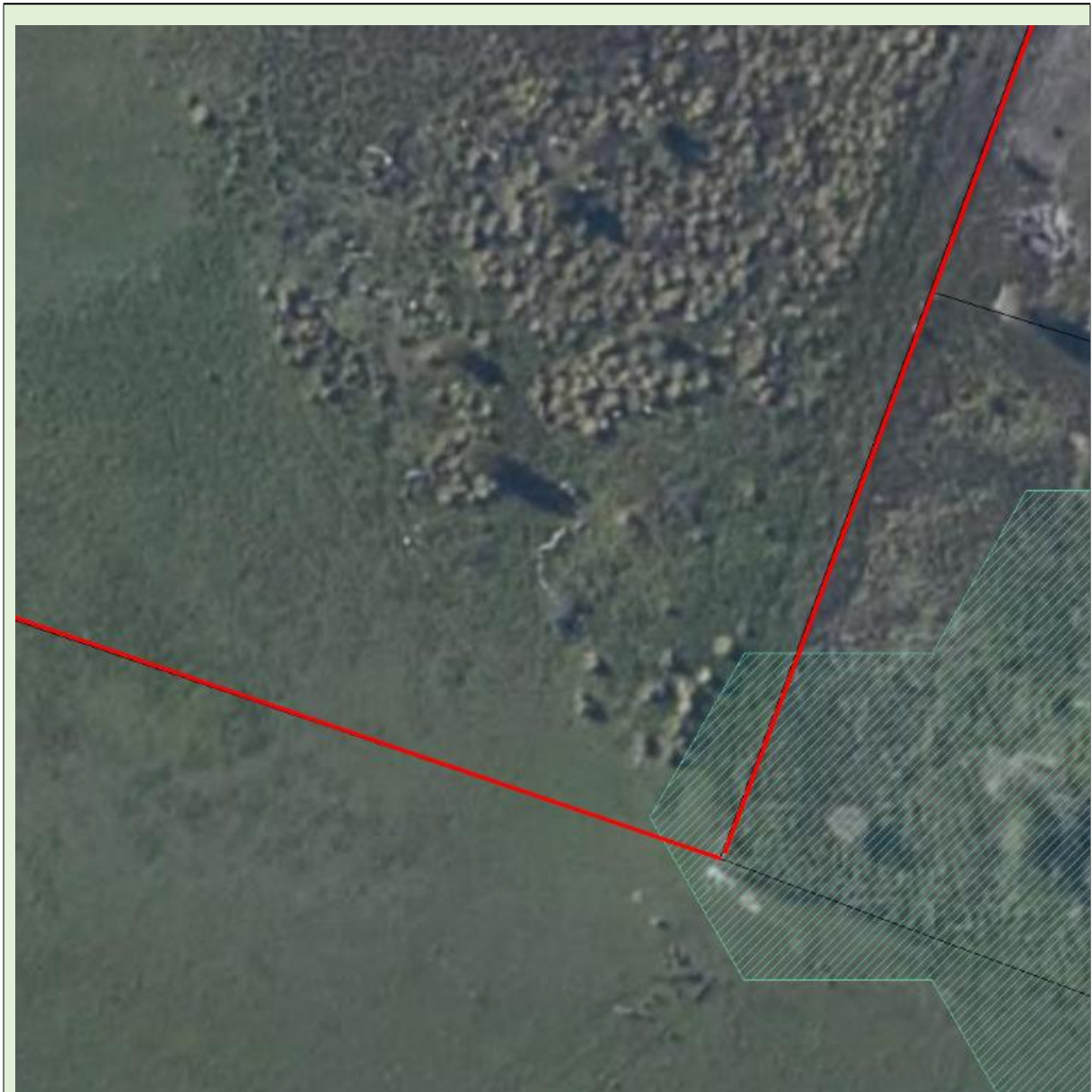


Figure 4: Subject site, showing the title boundary in red and the extent of the priority vegetation layer in green hatching.

Clearance resulting from the development of the land is minimal and will not result in adverse impacts on bio-diversity or species representation. The development does not compromise vegetated wildlife corridors to the north and south of the residential area of Beechford.

The proposal complies with the Performance Criteria and is consistent with the objective.

10. REFERRALS

Internal Referrals

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Infrastructure:

The application was referred to Council's Infrastructure Department, who advised the following:

"External Stormwater Engineer has been engaged to assess the stormwater management plans submitted by the developer. Additionally, consultation has been sought from GHD engineer, who prepared the Land Capability Assessment in 2007 for Lot 1 Davis St. Based on their advice, the following measures are recommended for effective stormwater management:

- Each lot should be equipped with a connection point capable of servicing the building area and hardstand during a 10% Annual Exceedance Probability (AEP) rainfall event. This connection will be to a new reticulated stormwater system, which will link to an existing natural watercourse via Higgins Street.
- Formalisation of drainage on Higgins Street between the development land and natural watercourse is necessary to accommodate additional stormwater generated from the development.
- Prevent stormwater runoff from up-slope areas via cut-off drains south of Lot 1 (as per GHD 2007 advise), and Piped stormwater drains on/from each Lot to dispose of roofed and paved area run-off off site, to maximise the chance of wastewater disposal on site."

Environmental Health:

Given the stormwater will be managed off site, and each lot will be serviced by a wastewater treatment system that can provide secondary treated wastewater to the land application area, this should be minimal impact on the ground water, off site dispersion and to the occupiers of neighbouring properties, provided the treatment system is serviced as per the requirements of the Certificate of Accreditation and the land application area is maintained by the owner/occupants of each lot.

External Referrals

The application was referred to TasNetworks. TasNetworks advised that the proposal was unlikely to adversely impact TasNetworks assets.

11. SERVICES

Road Authority

Access to the proposed lots is gained from existing frontage on Soldiers Settlement Road and Davis Street, along with the new internal roads proposed. Council's Infrastructure Department has not identified any specific concerns with the proposal as the Road Authority

Stormwater Authority

The initial drainage measures proposed by the applicants is not sufficient to drain the development. However, with appropriate conditions, adequate drainage can be achieved. Drainage conditions are more thoroughly discussed in the assessment above.

Consent is required from the Stormwater Authority prior to connection to the reticulated stormwater system. While General Manager's consent is required, consent may be conditional or reasonably withheld if there is reason to do so.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Sewer

The land is not serviced by reticulated sewerage. The applicant has agreed to enter into a Part 5 Agreement which requires all lots to utilise a secondary waste water treatment system to ensure waste water is treated to an acceptable level.

Water

The land is not serviced by reticulated water. All lots will rely on tank water.

Public Open Space

The proposed development is generally within walking distance of the Beechford Sports Ground, approximately 7.8ha managed by George Town Council, and the coastal reserve, with beach access. The scale of the development relative to the existing township is significant and will result in an increased demand on public open space. While there is ample land secured for open space, this land requires substantial improvement to meet the growing demand.

Council could consider requiring land to be provided as a public open space contribution, however, with substantial existing land available, it is recommended that Council focus on improving, maximising the utility and improving access to existing land, rather than taking on the maintenance burden of additional open space.

Due to the increased demand on existing open space, it is recommended that a 5% cash contribution be required, consistent with the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

No specific circumstances have been identified which warrant a reduction in the contribution.

12. PART V'S, COVENANTS, HERITAGE & LEVEL 2 ACTIVITIES

Easements:

The subject property does not contain any registered burdening or benefitting easements on the title.

Part V Agreements:

No Part V's are registered against the subject property's title.

Covenants:

No covenants are registered against the subject property's title.

Heritage Register:

The subject property is not registered within the Tasmanian Heritage Register administered under Part 4 of the *Historic Cultural Heritage Act 1995*.

Level 2 Activities:

The subject property does not contain a use that could be considered a Level 2 activity as classified within Schedule 2 of the *Environmental Management and Pollution Control Act 1994*.

13. STATE POLICIES

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

The State Policies are inculcated in the standards of the planning scheme. Compliance with the planning scheme ensures compliance with the State Policies.

14. ALTERNATIVE OPTIONS

Council can refuse the application or approve it with alternative conditions.

15. CONCLUSION

The application for construction and use of Subdivision (40 Lots and Roads) at Lot 1 Davis Street, Beechford (CT 184622/1), has been assessed against all relevant zone and code criteria of the *Tasmanian Planning Scheme – George Town Local Provisions Schedule*. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

That the application for use and development, Subdivision (40 Lots and Roads) at Lot 1 Davis Street, Beechford (CT 184622/1) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a. Woolcott Surveys, Plan of Subdivision, Job No, L230608, Sheet 1, dated 04/09/2023;
- b. Woolcott Surveys, Planning Report, dated September 2023;
- c. D1 Consulting Engineers, Onsite Wastewater Assessment Report, dated 26th October 2023, incorporating Environmental Service and Design, Site Permeability, dated 27/07/2023, and applicants Reply to Representations, dated 15th September 2023;
- d. Livingston Natural Resource Services, Bushfire Hazard Management Plan, dated 25th July 2023.

to the satisfaction of the Council, unless provided for otherwise by the conditions below or as directed By Council's Director Infrastructure and Development, following detailed assessment of the engineering design drawings. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. AMENDED PLANS

Prior to the commencement of works, amended drainage plans are to be submitted to the satisfaction of Council's Director Infrastructure and Development. The plans are to include an amended stormwater drainage system including:

- a) A piped minor stormwater drainage system designed to comply with all of the following:
 - i. be able to accommodate a storm with an 10% AEP, when the land serviced by the system is fully developed;

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

- ii. be capable of servicing the building area of each lot by gravity in accordance with Council standards and to the satisfaction of Council's Director Infrastructure and Development.
 - iii. Install a combination of piped and open drainage systems along the south side of Davis Street, spanning the entire frontage of the development land and extending to the corner of Soldiers Settlement Road. This setup will include both piped drains and surface swales to create a walkable nature strip and effectively collect surface runoff originating from upstream areas.
 - iv. Be capable of conveying all stormwater (10%AEP) through the existing urban areas, directly to the discharge point.
- b) A major stormwater drainage system designed to accommodate a storm with a 1% AEP, inclusive of climate change loading based on RCP8.5 to the year 2100, including cut off drains on the southern boundary of the lot.
- c) Stormwater runoff from the development shall be connected to existing or upgraded public stormwater infrastructure which can accommodate 10% AEP storms within a piped minor system, and 1% AEP climate change storms within a major drainage system.
- d) Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the State Stormwater Strategy 2010 and Tasmanian Stormwater Policy Guidance and Standards for Development 2021, and to the satisfaction of the Council's Director Infrastructure and Development. Water sensitive urban design is not to result in water being directed to the groundwater system upslope of existing residential properties.
- e) The plan is to be accompanied by an amended stormwater design report incorporating the following:
- i. The report must be undertaken in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches. This report, and any associated designs, must clearly show that the proposed minor drainage system within the subject property, extending into, and replacing the existing public stormwater system must be designed to accommodate a storm with an ARI of 20 years, when the land serviced by the system is fully developed. This report, and any associated designs, must also clearly show that the proposed major stormwater drainage system is designed to accommodate a storm with an ARI of 100 years (inclusive of climate change).
 - ii. all capacity calculations are to assume that residential lot surfaces have a minimum of 30% impervious surfaces.
 - iii. stormwater infrastructure in Higgins Street must have sufficient capacity to accommodate the existing lots already connected to the system.
 - iv. stormwater infrastructure in Soldiers Settlement Road and Ryan St must have sufficient capacity to accommodate the existing lots already connected to the system, as well as accommodate flows from the new development.
 - v. The report must be prepared and certified by an experienced and licensed practicing Civil Engineer;
 - vi. Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved and there is no increase in risk from

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

flood for adjacent land must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision. The report must clearly demonstrate how potential flood hazards within the site will be managed, and that any change to the landform will not create additional flooding within or outside of the development. This assessment shall be undertaken in accordance with Australian Rainfall and Runoff 2019, and in particular Book 6 Chapter 7. Safety Design Criteria and Book 9 Chapter 6 Modelling Approaches.

- vii. Detail WSUD modelling and compliance;
- viii. Include an Operation and Maintenance Plan covering any proposed detention and WSUD assets.

to the satisfaction of Council's Director Infrastructure and Development.

3. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure and Development. Such drawings and specifications must include the following:

- a) Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including:
 - i) Roads, footpaths, crossovers and drainage infrastructure;
 - ii) All necessary line marking and traffic signage;
 - iii) Electricity infrastructure including street lighting where required;
 - iv) Communications infrastructure.
- b) All roads are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure and Development. The Guidelines are available at www.lgat.tas.gov.au
- c) The newly proposed roads are to be a sealed rural road with a seal width of 6m. The seal at the intersection with Davis Street shall be sawcut and joined with the new road with a neat finish.
- d) All cul-de-sacs are to have sufficient dimensions to meet the requirements of the endorsed bushfire hazard management plan.
- e) The Davis Street Road reserve, immediately fronting the property, and extending to the intersection with Soldiers Settlement Road is to incorporate a gravel footpath on the south side of the road.
- f) The Soldiers Settlement Road reserve fronting the property and extending to the intersection with Davis Street is to include a gravel footpath on the east side of the road.
- g) The internal road reserves are to be graded to ensure a walkable and mowable verge with minimum width of 1.5m.
- h) All road designs are to include a planting corridor with a minimum width of 3m, free of infrastructure and not encroaching on the 1.5m walkable verge, suitable for the future installation of street trees.
- i) All drainage is to be designed in accordance with Condition 2.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

- j) The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- k) The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.
- l) The intersection design shall be in accordance with the endorsed Traffic Impact Assessment and relevant standards.
- m) All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure and Development.

Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure and Development, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works.

Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

4. CONSTRUCTION OF WORKS

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure and Development in accordance with Condition 3.

All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure and Development. Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

5. DRIVEWAY CROSSOVERS

Prior to the sealing of the Final Plan, the driveway crossovers servicing each lot are to be constructed in accordance with the endorsed plans, LGAT Standard Drawings TSD R03 and TSD R04 and to the satisfaction of Council's Director Infrastructure and Development.

6. PART 5 AGREEMENT – WASTE WATER

Prior to the sealing of the Final Plan of Survey, an agreement made pursuant to Section 71 of the *Land Use Planning and Approvals Act 1993* must be executed by the George Town Council (Council) and the permit holder providing for the following:

- a) all subsequent development of the lots requiring onsite waste water treatment will require an accredited treatment system that can provide secondary treated waste water to the land application area.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Once executed the agreement must be lodged and registered on CT 182617/1 in accordance with Section 78 of the Land Use Planning and Approvals Act 1993.

All costs associated with preparing and registering the agreement must be borne by the applicant.

5. CONSTRUCTION DOCUMENTATION

At the time of practical completion of the infrastructure, Council must be provided with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a) An "As Constructed" plan in AutoCAD compatible format (.dwg) and Adobe (.pdf), including the following essential information:
 - i) All dimensions, levels and connection details of the Works.
 - ii) All equipment dimensions, connections, etc.
 - iii) Dimensions relative to boundaries for all pipes, pits, manholes, junctions and service connection points, fire plugs, stop valves, etc.
 - iv) Diameter, material, joint type and flow direction.
 - v) Depth of cover for pipes.
 - vi) Surface RLs and invert RLs of all inlet and outlet pipes at all stormwater nodes.
- b) A Closed Circuit Television inspection report for all stormwater mains constructed or incorporated in the works, including the pipe crossing 19 Fairway Avenue.
- c) Compaction and soil test results for all earthworks or pavement works.
- d) An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

6. STAGING

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure and Development. Prior to the sealing of the Final Plan each lot in a stage all works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure and Development.

7. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure and Development. The plan is to include plans and procedures for the management of:

- a) dust;
- b) erosion, including stabilisation of exposed soils within reshaped drains;
- c) soil and water management to minimise discharge of polluted or sediment laden runoff
- d) directly or indirectly into Council's drains and watercourses; and
- e) noise,

during construction. The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding land owners. All works are to be undertaken in accordance with the approved soil and water management plan.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

8. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

9. BUSHFIRE HAZARD MANAGEMENT

The land is to be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.

10. TRANSFER OF ROAD LOT

ROAD Lot 200 and 300 are to be transferred to the George Town Council on sealing. All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

11. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the Contribution) in lieu of public open space is appropriate.

The Contribution must be in an amount equal to five percent (5%) of the value of the area of land in the approved plan of subdivision (excluding Lot 21).

The amount of the Contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgement with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

References in this permit condition to payment of a Contribution includes the provision of security for the same in the form of a bond by the landowner to pay the Contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the Local Government (Building and Miscellaneous Provisions) Act 1993. Each of the bond and the guarantee must be in a form acceptable to Council.

12. EASEMENTS AND NOTATIONS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances. All lots which cannot be serviced by a gravity connection servicing the majority of the lots surface area are to include notation on the title (by way of Part 5 Agreement or via the Council Plan

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Approval Sheet) that Council cannot provide a gravity connection and an alternative stormwater management system is required for hardstand areas.

13. DEFECT LIABILITY PERIOD

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period for the amount of 5% of the construction value of the public works.

14. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharge directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

15. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of Council's Director of Infrastructure Development.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2023/99. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a. Infrastructure Design Approval

All enquiries should be directed to Infrastructure Department, via 6382 8800.

3. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or.
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

6. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

7. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.

8. If any Aboriginal relics are uncovered during works:
 - a. All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b. The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c. The relevant approval processes will apply with state and federal government agencies.

The applicant is requested to remove any planning advertising signs from the property boundary and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS FEBRUARY AND MARCH 2024

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 18 March 2024
FILE NO: 14.10
ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide a record of workshops held in accordance with the requirements of Section 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*.

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 27 FEBRUARY 2024

- Township Character Plans (External Presenters)
- Precincts and Partnerships (External Presenter)
- Governance Issues
- Councillors/General Manager Discussions

Present: Mayor Greg Kieser, Deputy Mayor Greg Dawson, Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Tim Harris, Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Director Corporate & Community

In Attendance: General Manager
Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement
Town Planner
Team Leader Building and Planning
Coordinator Engineering & Projects

Guests: REALM Representatives
Complete Streets Director

TUESDAY 12 MARCH 2024

- Unconfirmed Minutes 27 February 2024
- Sponsorship Request
- Community Assistance Grants Round 2 2023/2024
- NRM North – TEER Partnership Program (External Presenters)

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

- GIS Presentation (External Presenters)
- Low Head Wind Farm (External Presenters)
- LGAT General Meeting Motions
- Councillors/General Manager Discussions
- Hillwood Open Space Plan (External Presenter)
- Part 5 Agreement
- Unusable Road
- Councillor Allowances

Present: Mayor, Cr Greg Kieser, Deputy Mayor Greg Dawson,
Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick,
Cr Tim Harris, Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Director Corporate & Community

In Attendance: General Manager
Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement
Acting Director Corporate & Community
Senior Executive Support and Governance Officer
Team Leader – Community
Team Leader – Planning & Building Services
Planner
Project Manager ERP Implementation
Coordinator Engineering & Projects

Guests: TEER CEO & Representative
Equis Representatives
Esk Spatial Representatives
Plan Place Consultant

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four - Leadership and Accountable Governance

2. Planning and regulatory responsibilities are undertaken fairly and openly
 - i. Building knowledge and understanding of planning and regulatory responsibilities and processes.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2015.

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

RISK CONSIDERATIONS

This report is provided in accordance with Local Government (Meeting Procedures) Regulations 2015, Section 8(2)(c). Risk implications are therefore considered to be low.

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the report on the Council Workshops held on the 27 February 2024 and 12 March 2024.

DECISION

Moved:

Seconded:

VOTING

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 SPONSORSHIP REQUEST - AUTUMN SONGS

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT AUTHOR: | Director Corporate & Community - Ms C. Hyde |
| REPORT DATE: | 29th February 2024 |
| FILE NO: | 23.9 |
| ATTACHMENTS: | <ol style="list-style-type: none">1. Autumn Songs Application-sponsorship 04 [10.1.1 - 11 pages]2. Autumn Songs Certificate of Currency - IO Insurance 2023 24 [10.1.2 - 1 page]3. Autumn Songs Tasguide - Certificate of Registration [10.1.3 - 1 page] |

SUMMARY

The purpose of this report is to provide Council with the opportunity to review the Autumn Songs sponsorship application received by Council on the 20th of February 2024. For review and discussion in line with Council's 2023/2024 Sponsorship Program.

BACKGROUND

At the Council meeting held on the 28 January 2020, endorsed the newly created Sponsorship Policy. The development of the policy was in response to a request from Councillors to separate Sponsorship Policy (events) from the Community Assistance Policy (infrastructure and projects). The Sponsorship Policy provides for applications to be submitted to Council by organisations to seek sponsorship funding that will assist in the hosting of events in the George Town municipality.

One application has been received seeking sponsorship from Autumn Songs (auspicing organisation: TasGuide) for their George Town – Autumn Songs Event.

George Town – Autumn Songs on 20th of April 2024

Sponsorship Application Request \$5,000.00

Breakdown of expenditure:

1. Production: \$3000 includes:
 - Staging: \$1000.
 - Production including PA System + foldback + mics + assorted: \$1000.
 - Crew including set-up + packdown: \$1000.
2. Producer + Admin: \$2000
3. Advertising: \$1000
4. Performance Fees: \$2000

Event Description:

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

George Town Autumn Songs is a new idea that plans to bring an accessible contemporary music experience to the George Town municipality while activating public spaces as music venues.

The aim is to hold an all-ages + licensed open-air music event celebrating local + touring talent while activating regent square as a music venue with the potential to make this a continuing event.

For the inaugural event, tickets will be free of cost, hoping to incorporate a lineup focused on local talent. If the event is viable and can grow, future events would look at investing in touring acts.

Audience data to be recorded via Social Media and/or Ticketing (even if it is a free event).

Background:

My name is Brad Harbeck & I am the Co-founder and producer of Launceston Summer Series + the Coordinator of the Tasmanian Rock Challenge.

Launceston Summer Series is a live music series that activates Launceston Civic Square as a live music venue. We have successfully presented local + touring acts including The Smith Street Band, Wolfe Brothers & Kate Miller-Heidke.

The Tasmanian Rock Challenge is a contemporary music competition for High School + College acts that has been active in Tasmania for over 30 years. The Rock Challenge also presents a Mid-Year/Youth Week Program that this year will include a George Town Youth Festival for the first time.

Objectives and Outcomes:

This event will connect with the broader community by giving the community access to a live + local free all-ages + licensed live open air music event.

The need for continued musical development in Tasmania is crucial to the development of our arts scene. Tasmania has a thriving live music scene, with world class festivals, events and a network of dedicated venues, all contributing to the economic and cultural value of the State.

These objectives + outcomes will be achieved by producing the event while making sure that it is accessible to the community. This event will also increase the social value of George Town as a vibrant place to live and visit while connecting to the greater Tasmanian music Community.

Other:

George Town does not currently have a contemporary original music space or recognition within the music community despite producing many musicians that are currently playing + touring their own music.

Subject to approval or not approval, Autumn Songs will need to get event approvals from Council to run this event.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction One - Community Pride

5. Community groups work together on common goals
 - i. Working together on common goals.
 - ii. Communicating proposed projects and programs to leverage opportunities, avoid duplication and keep up with what is going on.

Future Direction Three - Progressive Well-Resourced Communities

7. Community celebrations build the areas reputation
 - i. Using cultural and artistic celebrations to engage and build understanding of the community and area.
 - ii. Growing attendance numbers by responding to new, creative ideas and improvements.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Council's Policy GTC 22 Sponsorship Policy sets out the criteria in which applications are to be considered as follows.

Economic 25%

Ability of the proposed project/event to contribute to a measurable economic benefit in the George Town municipal area. The capacity to provide opportunities for local businesses to leverage the event.

Tourism 25%

Ability of the project/event to increase visitation within the municipal area, or if the activity/event is held outside the municipality, it will provide direct tourism/economic benefits to the municipal area.

Marketing 20%

The degree to which the project/event proposes to increase the profile of the George Town municipality in a positive way.

Cultural 10%

Degree to which the project/event assists in the development of an inclusive and strong community and increases participation in municipal life for all.

Inspired 10%

The degree to which the project/event has a point of difference from existing project/events.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

The degree to which the project activates spaces in the city, particularly during quiet periods/seasonal and unused spaces.

Competency 10%

Demonstrated experience; compliance with and capacity to; manage the project/event and sponsorship requirements. The project must demonstrate financial viability.

RISK CONSIDERATIONS

Risks to Council when sponsoring events can be many and varied. Brand association is one such risk that can showcase or damage Council's reputation. Council's reputation can also be jeopardised through sponsorship of inappropriate activities. Council's Sponsorship Policy addresses these risks by defining and making it clear that only 'Appropriate Associations' and 'Appropriate Activities' are to be considered for sponsorship.

Officers have assessed the sponsorship application from the George Town Autumn Songs and have determined that the event entity and event activity are an 'Appropriate Association' and hosting 'Appropriate Activities', that pose little risk to Council's reputation.

Risks also exist around legislative requirements, public health and safety and the environment. The applicant has a good history regarding the delivery of events. They have provided their Certificate of Registration of a Company and Certificate of Currency.

An event application will have to be submitted to Council for approval.

FINANCIAL IMPLICATIONS

Councils adopted 2023/2024 sponsorship budget of \$40,000. The approval of each of these applications is accommodated for within the budget.

Standing items for 2023/2024:

| | |
|-------------------------------|--------------------|
| Tamar Valley Folk Festival | \$9,300.00 |
| Weymouth Progress Association | \$400.00 |
| Tasmanian Rock Challenge | \$4,000.00 |
| TOTAL | \$13,700.00 |

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Sponsorship application was discussed at Council Workshop held on Tuesday 12th of February 2024.

OPTIONS

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

Council may choose to:

1. Support the sponsorship application as presented; or
2. Support the sponsorship application with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

Council officers requested more information from the applicant to assist with consideration of the application.

1. The number of patrons at the events held in Launceston.

Response – Over the three events held the crowd was between 350/400 lowest to 700/750 highest.

2. Breakdown of in-kind support.

Response – In-kind support is in the form of cheaper hire on productions costs.

3. Plans for fencing the event space and proposed dates.

Response – Because we're now a month away from the planned date of April 20, we'll have to move the event inside as weather constraints can cripple us. We'll also need to delay because a month is a short window to make this work/advertise.

4. Proposed time for the event and will food options be available.

Response - Proposed time was afternoon into early evening but if this is now an inside event, we can be flexible. We were planning to have food options.

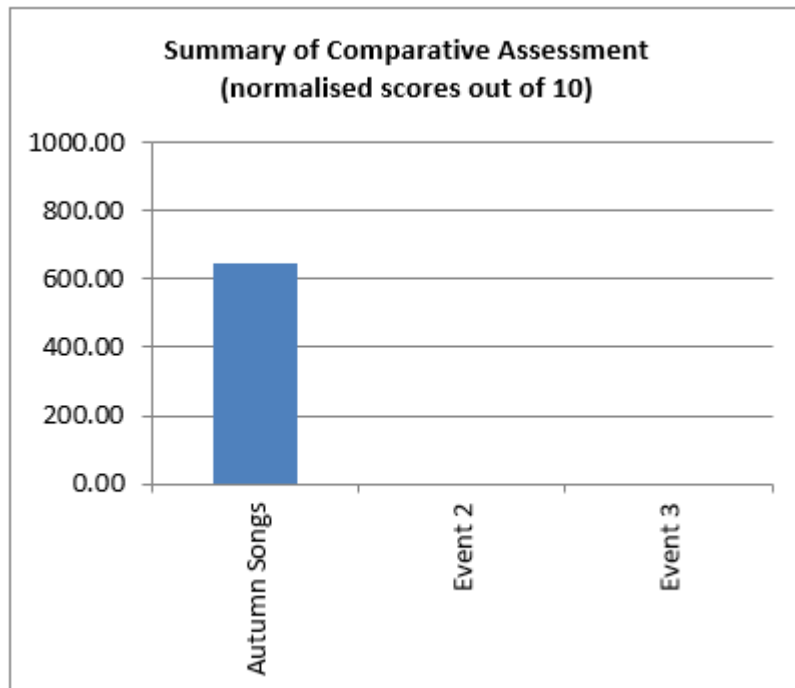
**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

Sponsorship Evaluation

Comparative Evaluation

| | |
|-------------------------|-------------------|
| Autumn Songs | |
| Total Cost -> | \$5,000.00 |

| Selected evaluation criteria | Weight (%) | Score/10 | weighted score | Notes |
|------------------------------|------------|--------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Economic Benefit | 25.0 | 5.0 | 125.0 | Aims to support and enhance the community by providing opportunities for participants to build relationships and networks by allowing connections and networking between relevant businesses. |
| 2 Tourism | 25.0 | 6.0 | 150.0 | New idea aiming to bring contemporary original music to George Town. Celebrating local and touring talent. Potential to make this a continuing event. |
| 3 Marketing | 20.0 | 6.0 | 120.0 | Auspiciated through TasGuide, a guide to the best gigs, festivals and live music in Tasmania, plus local venues, artists and suppliers for every event. Facebook has 5.9K followers. |
| 4 Cultural | 10.0 | 7.0 | 70.0 | The need for continued musical development in Tasmania is crucial to the development of the arts scene. Tasmania has a thriving live music scene, with world class festivals, events and a network of dedicated venues, all contributing to the economic and cultural value of the state. |
| 5 Inspired | 10.0 | 8.0 | 80.0 | New idea that aims to connect with the broader community to have access to live, local free all-ages and licensed live open music event. |
| 6 Competency | 10.0 | 10.0 | 100.0 | Brad Harbeck the Co-founder and producer of Launceston Summer Series and the Coordinator of the Tasmanian Rock Challenge. |
| 7 | | | | |
| 8 | | | | |
| Total weighting | 100.0 | total (norm) | 645.0 | 6 criteria scored |



George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

The applicant indicated the event will be delayed due to the tight schedule; no alternative date has been provided. There has not yet been an event application submitted.

Council has supported the Tamar Valley Folk Festival and the Rock Challenge music events with sponsorship in the current financial year. While the sponsorship budget can accommodate this request, sponsorship of another music event of which timing is not certain is not supported.

OFFICER'S RECOMMENDATION

That Council:

1. Does not provide \$5,000 sponsorship to the George Town Autumn Songs event.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

10.2 COMMUNITY ASSISTANCE GRANTS ROUND 2 2023/2024

| | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT AUTHOR: | Director – Corporate & Community – Mrs Cheryl Hyde |
| REPORT DATE: | 04/03/2024 |
| FILE NO: | 23.2 |
| ATTACHMENTS: | <ol style="list-style-type: none">1. WPA Application- CAG P 01 [10.2.1 - 10 pages]2. WAP Public Liability Co C [10.2.2 - 2 pages]3. WPA Association Extract Report [10.2.3 - 2 pages]4. WPA Quality Hospitality DW Quote [10.2.4 - 3 pages]5. Bass and Flinders CAG P 07 - application [10.2.5 - 10 pages]6. Bass and Flinders ABN [10.2.6 - 1 page]7. Bass and Flinders Certificate of Currency [10.2.7 - 1 page]8. Bass and Flinders Frame Quote [10.2.8 - 1 page]9. Bass and Flinders Shade Cloth Quote [10.2.9 - 1 page]10. George Town Baptist Church Application- CAG P 09 [10.2.10 - 11 pages]11. Baptist Church Certificate of Currency [10.2.11 - 1 page]12. Baptist Union Incorporation Act [10.2.12 - 1 page]13. Baptist Church Concrete Slab Quote [10.2.13 - 1 page] |

SUMMARY

The purpose of this report is to provide Council with an opportunity to discuss and review the applications that have been received for the Community Grant Round 2 for 2023/2024. For review and discussion. The applications are required to be accessed on merit and how they will provide support to the broader community.

BACKGROUND

In accordance with Council's Community Assistance Policy (No. 10), on the 5th of February 2024, Council announced the opening of Round 2 of the 2023/2024 Grant Assistance program, with applications closing on Friday 1st of March 2024.

The Community Assistance Policy applies to applications for:

- Fee Remission
- Assistance to Individuals
- Community Grants

Total budget allocation of \$40,000.

Total of three Community Grant Applications were received in Round 2 to the amount of \$6,000.00

STRATEGIC PLAN

George Town Council
2024 03 26 Ordinary Council Meeting
Agenda

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a 'whole of community' approach to everything.
 - iv. Communicating so everyone knows what each group is doing.

Future Direction One - Community Pride

2. All communities take pride in their place
 - i. Supporting the plans of Progress Associations.

Future Direction One - Community Pride

5. Community groups work together on common goals
 - i. Working together on common goals.

Future Direction Two - Prosperity for All in All Aspects of Life

12. Protected local natural landscapes and values
 - iv. Supporting Coastal Care, George Town Coastal Care Management Group, Tamar NRM, NRM North, Land Care, Friends of the Penguin Colony and other environmental interests.

Future Direction Three - Progressive Well-Resourced Communities

3. Social infrastructure meets community needs
 - i. Developing and maintaining social infrastructure that meets the community's changing needs.
 - ii. Responding to the needs of young people.

Future Direction Three - Progressive Well-Resourced Communities

5. Communities have agreed strategic plans
 - i. Supporting Progress Associations to achieve their annual priorities.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

- ii. Making sure communities remain connected, engaged and empowered.

Future Direction Three - Progressive Well-Resourced Communities

7. Community celebrations build the areas reputation
 - i. Using cultural and artistic celebrations to engage and build understanding of the community and area.
 - ii. Growing attendance numbers by responding to new, creative ideas and improvements.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 71 of the *Local Government Act 1993* requires:

- (1) A council is to prepare an annual plan for the municipal area for each financial year.
- (2) An annual plan is to –
 - (a) be consistent with the strategic plan; and
 - (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
 - (c) include a summary of the estimates adopted under section 82; and
 - (d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives.
- (3) As soon as practicable after a council adopts an annual plan, the general manager is to –
 - (a) make a copy of the annual plan available for public inspection at the public office during ordinary business hours; and
 - (b) provide the Director and the Director of Public Health with a copy of the annual plan.

Council has an established Policy Community Assistance Policy No.10 which offers community organisations and individuals the opportunity to apply to Council for funding to assist them in the operations and implementation of their activities within the community.

RISK CONSIDERATIONS

No risks are identified.

FINANCIAL IMPLICATIONS

The 2023/2024 budget allocation for Community Grants is \$40,000.

Funding allocation as of the 4th of March 2024

- Fee Remissions: \$2,097.00
- Assistance to Individuals: \$3,000.00
- Community Assistance Grant 2023/2024 Round 1: \$3,970.00

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Council would be provided with Community Grants for their consideration at the 12 March 2024 Council Workshop.

OPTIONS

Council may choose to:

1. Support the grant applications as presented; or
2. Support the grant applications with amendment; or
3. Not support the grant applications.

OFFICER'S COMMENTS

Round 2 of the 2023/2024 Grant Assistance Program opened on 5th of February and closed on Friday 1st of March. A total of 3 grant applications were received.

A consolidated financial overview of the funding requests is presented below, applications have been submitted with this report for Councillors perusal and assessment.

Community Grant Applications

1. Weymouth Progress Association – CAGP01

Project Title: Commercial Dishwasher for Weymouth Hall

Project Summary: To ensure that the kitchen in the Weymouth Hall is fully compliant with current George Town Council food standards, we propose to purchase and install a commercial dishwasher.

Request:

| | | |
|--------------|-------------------|--------------------------------------|
| Dishwasher | \$3,916.00 | |
| Total | \$3,916.00 | <u>Request for \$2,000.00</u> |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

Quotes and insurance supplied.

Funding received in the previous financial year – 2022/2023

| | |
|------------------------------|----------------------------------------------------------|
| Community Grants Round 1 & 2 | \$0.00 |
| Fee Remissions | \$0.00 |
| Sponsorship | \$400.00 Weymouth Progress Association Anniversary Event |

Funding received in this financial year – 2023/2024

| | |
|-------------|----------------------------------------------------------|
| Sponsorship | \$400.00 Weymouth Progress Association Anniversary Event |
|-------------|----------------------------------------------------------|

OPTIONS

- Support the grant applications as presented; or
- Support the grant applications with an amendment; or
- Not support the applications

The Weymouth Progress Association applied for \$2,000 for a commercial dishwasher under Round 1 of the 2023/2024 Community Grants. Council considered the application resolved at its 26 September 2023 Ordinary meeting:

Minute No. 163/23

That Council:

1. *Does not award financial assistance to the Weymouth Progress Association to the amount of \$2,000.00 towards the purchase of a commercial dishwasher.*

The Officer's Comments provided at this meeting were:

"Council's Director – Corporate and Community, Cheryl Hyde, has made further enquiries of the Weymouth Progress Association with respect to the installation of the dish washer. The President, Craig Tyeson advised that the installation would be funded by the Association with in kind support from local tradespersons.

Council Officers have requested and reviewed advice from Council's Environmental Health Officer (EHO) regarding the requirements to have a commercial grade dishwasher installed at the Weymouth Hall. Advice received indicated that there is no requirement for a commercial grade or any dishwasher to be installed in accordance with the Food Safety Standards or for Council licence renewal. The advice also raised concerns over the design and capacity of existing plumbing and wastewater systems capacity to cope with the additional loading rates (volume of water) that will result from the use of the dishwasher. Further to this, the high temperature of the water used in the unit may require installation of an extraction system and a specialty drainage system.

A condition of any grant funding toward the purchase of the dishwasher, would be that while funded by the Weymouth Progress Association, all works are to be approved and supervised by Council's facilities co-ordinator with all inductions, licences and approvals being provided to Council.

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

However, given the advice from the EHO, potential significant changes to plumbing, extraction and waste water systems together with installation, chemical and ongoing maintenance costs, and the limited use of the Weymouth Hall for functions, the grant application is not supported by Council Officers.”

No new information has been received by the Weymouth Progress Association with their application for Round 2 of the Community Grants 2023/2024.

Council officers have costed the electrical and plumbing costs for the installation of the dishwasher at \$2,200, any alteration to cabinetry has not been included in this cost.

Council has previously not supported this application and no further information has been provided in support of the application. Given the current relatively low number of events held at the hall, the installation and ongoing maintenance of a commercial dishwasher is considered to be excessive to requirements and sets a unrealistic level of service for other similar sized venues.

2. Bass and Flinders Bowls & Community Club Inc - CAPP07

Project Title: Southern and Western Shade Shelters

Project Summary: To provide shade to seating on the southern and western sides of the Bowling Green.

Request:

| | | |
|--------------|-------------------|--------------------------------------|
| Frames | \$1,461.59 | |
| Shade Cloth | \$714.52 | |
| Total | \$2,176.11 | <u>Request for \$2,000.00</u> |

Certificates and quotes supplied.

Funding received in the previous financial year – 2022/2023

| | |
|------------------------------|--------------------------------------------------------------------|
| Community Grants Round 1 & 2 | \$2,000 - Replacement of old wooden seating around the Bowls Green |
| Fee Remissions | \$0.00 |
| Sponsorship | \$0.00 |

Funding received in this financial year – 2023/2024 - NIL

- Support the grant applications as presented; or
- Support the grant applications with an amendment; or
- Not support the applications

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

3. George Town Baptist Church - CAGP09

Project Title: Multi Purpose Sports Court

Project Summary: 7Mx4M Concrete slab for recreation for children. Setting a pole for setting up a basketball hoop and backboard on.

Request:

| | | |
|---------------|-------------------|--------------------------------------|
| Concrete Slab | \$2,000.00 | |
| Total | \$2,000.00 | <u>Request for \$2,000.00</u> |

Certificate of Currency and quote supplied.

Funding received in the previous financial year – 2022/2023

| | |
|------------------------------|--------|
| Community Grants Round 1 & 2 | \$0.00 |
| Fee Remissions | \$0.00 |
| Sponsorship | \$0.00 |

Funding received in this financial year – 2023/2024 - NIL

- Support the grant applications as presented; or
- Support the grant applications with an amendment; or
- Not support the applications

OFFICER'S RECOMMENDATION

That Council:

1. Does not award financial assistance to the Weymouth Progress Association of \$2,000 towards the purchase of a commercial dishwasher.
2. Awards financial assistance to the Bass and Flinders Bowls & Community Club Inc to the amount of \$2,000 - Replacement of old wooden seating around the Bowls Green.
3. Awards financial assistance to the George Town Baptist Church to the amount of \$2,000 – For the concrete slab for recreation use.

DECISION

Moved:

Seconded:

VOTING

For:

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

Against:

11 ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT

Nil

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

12 MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 18 March 2024

FILE NO: 14.11, 14.15

| Mayor Cr Greg Kieser | | |
|------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| February | 21 | Attended meeting with SunCable |
| | 27 | Chaired Council Workshop |
| | 27 | Chaired Ordinary Council Meeting |
| | 27 | Attended 170 th Anniversary of the Launceston City Mission |
| March | 1 | Press Conference for Tasmania's Legends Charity Game comes to George Town |
| | 5 | Attended Soroptimist's International Women's Day Breakfast |
| | 5 | Chaired Progress & Community Associations Quarterly Meeting |
| | 6 | Attended NAYBA Impact Audit launch for the Greater Launceston Region |
| | 6 | Attended tour of Green Flowers Farm, Hillwood |
| | 7 | Met with Senator Lambie and Bass Candidate Ms Pentland |
| | 7 | Attended Annual General Meeting of George Town Chamber of Commerce |
| | 8 | Attended State Grants Commission Hearing |
| | 12 | Attended SunCable Project Update Meeting |
| | 12 | Chaired (part of) Council Workshop |
| | 13 | Attended Mayors and Deputy Mayors LGAT Workshop |
| | 14 | Attended LGAT General Meeting |
| | 16 | Attended 250 th Birthday Celebrations of Matthew Flinders held by Bass and Flinders Maritime Museum |
| Deputy Mayor Cr Greg Dawson | | |
| March | 12 | Chaired (part of) Council Workshop |
| | 13 | Attended Mayors and Deputy Mayors LGAT Workshop |
| | 14 | Attended LGAT General Meeting |
| Cr Jason Orr | | |
| February | 21 | VNT Local Tourism Forum |
| | 25 | Living with Wildlife – Community Conversation and Film Night |
| March | 5 | George Town Soroptimist International Women's Day Breakfast |
| | 6 | Green Flowers Farm visit |
| | 9 | Weymouth Progress Association Annual General meeting and General Meeting |
| | 9 | Bellingham Progress Association Annual General meeting and General Meeting |
| | 12 | Hillwood Progress Association Annual General meeting and General Meeting |

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

| | | |
|--|----|---------------------------------------------------|
| | 13 | FIG Launch into Employment Program Celebration |
| | 13 | George Town Local Heritage Study drop-in sessions |

OFFICER'S RECOMMENDATION

That the information report from the Mayor on Matters of Involvement be received and the information noted.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

14.1 FUTURE SPONSORSHIP TAMAR VALLEY FOLK FESTIVAL, ORGANISED BY THE GEORGE TOWN FOLK CLUB INC.

Moved: Cr Barwick

That The Council consider two options:

1. That The George Town Council move to re-instate the Tamar Valley Folk Festival as a line item in the 2024/ 2025 budget and future budgets inclusive of CPI increase and in-kind use of Councils' public venues,

or

2. That The George Town Council move to transition the Tamar Valley Folk Festival budget line item over a 5-year period inclusive of CPI and in-kind use of Councils' public venues from the 2024/2025 budget on.

Reason:

None provided.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Cr Orr

Q1. Will the 80 km/h speed signage be removed from the six locations along Dalrymple Road between Industry Road and Old Bangor Tram Road by the end of March 2024 as per motions 084/17 & 181/23?

Response

The implementation and removal of signage along the Dalrymple and Industry Road corridor, as recommended by the Traffic Review report, is currently underway.

Preparations for new sign locations, including post sleeves and footing work, have been completed. Installation of advisory signs expected to commence late March.

To modify road speed limits, it is necessary to publish notifications for at least two weeks. Accordingly, notification on Council media and VMS board notifications will begin on Thursday 21 March, 2024.

Considering the upcoming long Easter weekend, it is not advisable to implement the speed limit change immediately prior to or during this holiday period. Therefore, the proposed date for the change is **Monday 8 April**. On this date, the existing 80 km/h speed limit signs will be removed to reflect the default 100 km/h speed limit of Dalrymple and Industry Road corridor.

Cr Archer

Q1. The 23rd January 2024 (closed) ordinary meeting minutes were altered between 13th February 2024 & 22nd February 2024. Who altered the Minutes during this time, and who requested or instructed that the minutes that the Minutes be altered?

Response

The General Manager takes responsibility for the alteration.

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

That Council move into closed meeting at ...pm to discuss the following items:

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 27 February 2024

As per the provisions of Regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.3 RFT 01/2024 Gravel Resheeting Program 2023/24

As per the provisions of Regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2024 03 26 Ordinary Council Meeting
Agenda**

17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Kieser
MAYOR**