



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 28 April 2026

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 2025.

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

Shane Power
GENERAL MANAGER

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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 43 of the Local Government (Meeting Procedures) Regulations 2025 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 17(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 2025.

The Chairperson advised the meeting that:

- (a) an audio is being made of the meeting; and*
- (b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and*
- (c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.*

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 24 MARCH 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 24 March 2026 numbered 026/26 to 032/26 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 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 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.

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

5.4 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.

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 or 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.

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 2025/64 - RESIDENTIAL - MULTIPLE DWELLINGS (X11 NEW UNITS) - LOT 1 FRANKLIN STREET, GEORGE TOWN

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons
REPORT DATE:	08/04/2026
FILE NO:	DA 2025/64
ATTACHMENTS:	<ol style="list-style-type: none">1. DA 2025-64 - Assessment of Compliance with Acceptable Solutions [7.1.1 - 32 pages]2. DA 2025-64 - Plans for advertising [7.1.2 - 213 pages]3. DA 2025-64 - Referral - TasWater Submission to Planning Authority Notice [7.1.3 - 4 pages]4. DA 2025-64 - Referral - Tas Networks [7.1.4 - 4 pages]5. DA 2025-64 - Representation [7.1.5 - 2 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	Design to Live
Site Address:	Lot 1 Franklin Street, George Town
Titles Details:	CT 232776/1
Property ID:	9258004
Zone:	General Residential
Use:	Residential
Proposed Development:	Multiple Dwellings (11 x Units)
Application Received:	05 November 2025

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Residential - Multiple Dwellings (x 11 New Units) at Lot 1 Franklin Street, George Town (CT 232776/1).

One (1) representation was received during the advertising period and has been considered in so far as it relates to the applicable Performance Criteria in Section 8 of this report.

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The proposal generally complies with the Acceptable Solutions and Performance Criteria of the planning scheme. The proposal is recommended for approval 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

33. Fair and open planning regulatory processes

- i. There is community 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.

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 Lot 1 Franklin Street, George Town (CT232776/1) and has a total area of 3,392m².

The property is situated within the General Residential Zone (8.0) under the Tasmanian Planning Scheme.

The site is affected by several overlays, including the Safeguarding Airports Code, Natural Assets Code, Landslip Code and Flood Prone Code. The Natural Assets Code and Flood Prone Code are triggered by the proposal, while the remaining overlays do not require further assessment. Refer to Attachment 1 for a detailed assessment of applicable overlays.

The land is directly to the north of York Rivulet floodway and open space. It generally falls toward the south, with a relatively steep drop along the south-eastern portion of the site, down to the York Rivulet.

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The site is serviced by reticulated water, sewerage and stormwater infrastructure.

A sewer manhole is located centrally within the site, with multiple sewer lines connected and extending in several directions, including north, south-west, west, and east toward Franklin Street.

In addition, a stormwater main traverses the southern portion of the site, proximate the York Rivulet area running from East to West.

Surrounding land uses are predominantly residential, with a mix of single dwellings and multiple dwelling developments. The York Rivulet Trail is to the immediate south.



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

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



Figure 3: Subject title viewed from Franklin Street.



Figure 4: Subject title viewed from Franklin Street (south of the overpass), showing the bank of the York Rivulet and the recreation trail.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at Lot 1 Franklin Street, George Town (CT 232776/1) for a Residential - Multiple Dwellings (x 11 New Units).

The proposal seeks approval for eleven (11) residential multiple dwellings comprising a mix of single-storey and two-storey units with a variety of typologies.

Units 1 to 4 are single-storey, one-bedroom dwellings with shared walls, each with a floor area of approximately 65–67m² and skillion roofs reaching a maximum height of 4.48m. Each of these units is provided with an attached alfresco area of 8.32m², enhancing outdoor living.

Unit 5 is a detached single-storey, three-bedroom dwelling with an attached double garage, bringing its total floor area to approximately 192m², including the garage, and includes an alfresco area of 13.53m². The unit features a skillion roof with a maximum height of 4.345m.

Units 6 and 7 are conjoined single-storey dwellings, with Unit 6 comprising a single-bedroom dwelling with an attached garage and Unit 7 comprising a two-bedroom dwelling with an attached garage. These units have skillion roofs with a maximum height of 5.535m, reflecting the variation in unit sizes across the development.

Units 8 to 11 are two-storey, three-bedroom dwellings, each with an attached single garage. The ground and first-floor areas for these units range from approximately 72m² to 101m² per level, with each unit provided with a deck of approximately 19.76m².

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Issues Raised in Representations	Council Response
<p>History –</p> <p>Advised by past owner that the land could not be built on.</p> <p>Advised by former Council General Manager that the land is part of a reserve.</p> <p>Advised by former Council Officer that the land is landslip prone.</p> <p>Council did not acknowledge damage that has been done and bad decisions made – damage to private land by Council works and bike track imposed, impacting amenity, security and privacy.</p>	<p>Council is required to assess the application against the provisions of the current planning scheme. It is possible that past planning regulations may have prohibited development of the land, however, there is no evidence that this is the case.</p> <p>The land is identified as having some risk of landslip, associated with the steep bank. Landslip for individual buildings is a matter relating to the technical construction of a building and is now managed under the <i>Building Act 2016</i>. Landslip risk will be considered as part of the building approval process.</p> <p>Past works, such as the recreation trail, and potential impacts on the land at 117 Macquarie Street, are not relevant to an assessment of the current development against the planning scheme. Council is confined to the application proposed.</p> <p>Council's planning officer is not aware of past works that may have impacted the representors property.</p> <p>It is noted that the properties along York Rivulet are largely unfenced and Council has historically maintained a larger area than is reflected by cadastral boundaries.</p>
<p>York Rivulet prone to flooding.</p> <p>Application describes depth of flooding as minimal, around 16cm whereas flooding occurs 500-900cm.</p>	<p>The application acknowledges that the land is subject to flooding. The development is designed such that all habitable buildings are located well above York Rivulet and the flood impacts described by the representor.</p> <p>The 160mm referred to relates to minor flooding on the higher ground, within the footprint of the development at the top of the bank and does not relate to the more</p>

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	<p>significant flooding occurring at the bottom of the site.</p> <p>The proposed development is assessed against the Performance Criteria of the Flood Prone Areas Code below.</p>
<p>Land does not appear in any subdivision and does not have a residential address. One could assume it was never considered suitable to put a home on.</p> <p>There is no mention of a soil test.</p> <p>No identification of what area of the land is suitable to be built on and what isn't.</p> <p>Sight may contain concrete gravel and rubbish, associated with bridge replacement.</p>	<p>A copy of the Certificate of Title was submitted with the application and included in the advertising package.</p> <p>The lot is identified as Lot 1 on Sealed Plan 232776. The lot has not been assigned a residential address. Council's past practice was to assign an address when requested or when a development proposal was submitted. As such there are many properties that have not been assigned formal street addresses. It is not an indication that the land does not exist or can't be built on.</p> <p>While titles sometimes identify what part of a title can be built on, this is rare and is not an indication that the land is not suitable for building on.</p> <p>Soil tests are required to be undertaken as part of the Building Approval process, prior to the commencement of works. Unconsolidated fill, such as gravel and concrete rubble is addressed through this process and footings designed to reflect the soil conditions, as well as address any risk associated with landslip.</p> <p>Council has no records which indicate the site, particularly in the footprint of the development has been subject to contamination.</p>
<p>Potential traffic impacts. Franklin Street narrows on approach to the Bridge (York Rivulet). Only one footpath on the eastern side of the bridge. Used by children, walking to school and the swimming pool.</p>	<p>A traffic impact assessment has been submitted with the application and the findings are supported by Council's Infrastructure Officers.</p>

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<p>Compounding traffic impacts from pool, pub, childcare centre and proposed development.</p>	
<p>A number of units surrounding the site and saturation point has been reached.</p> <p>Not social housing as they have ensuite bathrooms, garages and staircases, making them unsuitable for people with a movement disability. Private resort or workers quarters?</p> <p>The intended use has not been made clear nor what benefit they bring to the community.</p> <p>Over development of the land – dog boxes.</p>	<p>The planning scheme does not contain any limitations on the number or proximity of properties which can be developed for multiple dwellings or units.</p> <p>The application does not suggest the dwellings are explicitly for the provision of social housing, disability housing or to house workers. It is noted the development includes a range of housing types likely to appeal to a range of different demographics.</p> <p>The development includes a mix of 1, 2 and 3 bedroom dwellings.</p>
<p>Large area of the lot is not usable due to the steep embankment.</p>	<p>The plans submitted with the application clearly show the slope of the land and the buildings and associated works are designed to respond to and mitigate the slope. Most of the works are located on the plateau above the slope. The stability of the slope and foundations of the dwelling are a matter addressed through the building approval process.</p>
<p>Access appears narrow. Is there room to allow passage of an ambulance, fire engine or inhabitants if the access is blocked?</p>	<p>The proposed access is 6m in width, allowing for simultaneous ingress and egress of vehicles. The access width exceeds the minimum (5.5m) required in Table C2.2 of the Parking and Sustainable Transport Code.</p> <p>A separate pedestrian access is provided, allowing people to leave the site in the event of an emergency. There is no requirement for an additional or alternative vehicle access.</p>
<p>Height of the buildings will dominate the view, overshadow the area and decks will overlook those on the other bank.</p>	<p>While the proposal relies on Performance Criteria with respect to the retaining walls, the dwellings themselves are fully contained within the building envelope. While the dwellings will dominate views from the parkland at the base of the bank,</p>

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this is largely due to the informal separation between the subject title and the public open space and the lack of other domestic features between the dwellings and public spaces. When viewed from the property boundary, separation is sufficient to mitigate the dominating appearance.

The York Rivulet is located to the south of the subject title, with the floodway providing separation exceeding 20m between the 2 story dwellings and the usable areas of adjacent properties.

While some overshadowing of the public open space will occur, the impacts are considered to be reasonable. Again, the informal boundary between private and public land creates the perception that the impacts of overshadowing are significant. However, a significant portion of overshadowing will fall onto the subject title.

The proposal will not result in the overshadowing of the habitable rooms or primary private open space areas of nearby dwellings.

While the raised decks of units 8-11 will result in some overlooking of the private open space, this is also a consequence of the informal boundaries. Generally, orientating dwellings to overlook open space contributes to increased passive surveillance and a greater sense of safety associated with the use of open space.

The proposed developments will not compromise the privacy of dwellings on the southern bank of the York Rivulet, noting there is significant distance separation, exceeding 30m between the proposed dwellings and the dwellings to the south. This is sufficient separation to provide a reasonable degree of privacy, noting the General Residential Zone generally considers a setback of 4m to be adequate to provide privacy without further mitigation.

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	No further conditions are considered warranted.
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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 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code
- C12.0 Flood-Prone Areas Hazard 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 a Residential use and development. The definition of the Residential use as outlined in the *Tasmanian Planning Scheme* 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 (where for Multiple Dwellings) is classified as a Permitted use in the General Residential Zone. The proposal still relies on an assessment against Performance Criteria and is subject to the discretionary application process.

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

8.1 Zone Purpose

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The purpose of the General Residential Zone is:

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.

Planners Response:

The proposed development is consistent with the intent of the General Residential Zone to provide for a range of dwelling types where full infrastructure services can be provided. The proposal provides for 11 x dwellings, with a mix of dwelling sizes in a fully serviced area.

The application provides for the efficient utilisation of transport and other service infrastructure, being within 400m of the Macquarie Street activity centre, with direct access via the York Rivulet Trail.

The proposal is not for visitor accommodation or any other non-residential use.

Performance Criteria assessment.

8.0 General Residential Zone

8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m ² .	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or

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	(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.
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Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

The site has an area of 3392m² with 11 x dwellings proposed. This results in a density of 1 dwelling per 308.4m².

Although less than the Acceptable Solutions, the proposed density is considered to be suitable for the subject site.

The proposal will not exceed the capacity of infrastructure services in the area.

The proposed density is compatible with the density of dwellings on adjoining properties. The title to the immediate north of the site has a dwelling density of 224.25m² (12 x dwellings over 2890m²).

While the property at CT 63522/7 has a density of 182.75m² per dwelling (4 dwellings over a 724.6m² site).

The proposed density, 308.4m² per dwelling is significantly less dense than neighbouring properties to the north.

When considering the smaller footprint of the proposed development and the portion of the site subject to slope and flooding, the density is similar to that of the property to the immediate west, which contains 11 X dwellings within a smaller footprint.

In addition to being of a compatible density, the proposed development provides for a significant social and community benefit. 2021 Census data indicates George Town has a significant number of single person households occupying 3 and 4 bedroom dwellings and reveals a significant under supply of 1 and 2 bedroom dwellings. The lack of smaller dwellings and housing choice limits the options available to smaller households, resulting in inefficient use of existing housing stock. Anecdotally, Homes Tasmania has advised that the most significant demand for Social Housing in George Town is for single and 2 bedroom dwellings.

The proposed development provides for a range of dwelling types, including 1 and 2 bedroom dwellings in a high amenity and highly accessible location, within walking distance of services and social infrastructure. The site is within 400m walking distance of the General Business Zone associated with the Macquarie Street activity centre. It is also noted the development is within 500m in a direct walking line, to the bus stop on Main Road, adjacent the Aquatic Centre.

The increased density contributes to more efficient use of existing services and provides for housing that is effectively low cost – less car dependent, less maintenance costs and maximising the utility of public places and services.

The proposal complies with the Performance criteria and meets the objective of the standard to use residential land efficiently and to optimises the use of infrastructure and community services.

8.4.2 Setbacks and building envelope for all dwellings

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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.
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Acceptable Solutions	Performance Criteria
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

Planners Response: Relies on performance criteria.

The garage of Unit 11 is located less than 5.5m from frontage. While there are no other garages with a similar setback in the vicinity, the setback is considered to be compatible. The garage door is orientated approximately 70° relative to the frontage.

While it would be possible to move the garage southward to achieve a 5.5m setback, this is not considered necessary. The visual impact on the streetscape would be negligible, as the garage is not orientated towards the road, the general setback of the building is consistent with other buildings on the site and the distance separation between the subject garage and the buildings on adjoining properties is such, that there is no direct visual relationship. Relocating the garage to a 5.5m setback, would not result in any meaningful or noticeable improvement to the design or its compatibility with the streetscape.

Sliding the garage to the south, would also increase the impacts of the steepening slope, resulting in greater complexity and a more costly development. Given the topographical constraints and the limited benefit resulting from a setback of 5.5m conditioning the permit is not considered necessary.

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

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A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees
from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and
- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
 - (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
- (c) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
 - (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

P3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; and
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

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9m or one third the length of the side boundary (whichever is the lesser).	
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Planners Response: Relies on performance criteria.

While the buildings are fully contained within the building envelope, the development is cut into the slope, such that low retaining walls are required along the north and west boundaries. Due to the variable slope, built up retaining walls are required along the west boundary of units 6, 7 and 8, with a total wall length exceeding 9m.

While the walls have a total length exceeding 9m, the impacts are consistent with the Performance Criteria. All of the proposed walls are less than 1m in height and will not result in overshadowing of the adjoining properties. The walls are less than the height of the existing fence, which will negate all shadowing and completely screen the wall from view of the adjoining properties.

The proposed retaining walls are low profile structures. Separation between the buildings on the site remains consistent with the Acceptable Solutions and the pattern of development in the vicinity.

The retaining walls will not result in a loss of solar access to any energy installation.

While the development includes a number of retaining walls which are outside the envelope, these elements will not result in any reduction in residential amenity. The Proposal complies with the Performance Criteria and is consistent with the objective.

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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>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
<p>Planners Response:</p> <p>While site coverage remains less than 50%, the private open space associated with Units 2, 3 and 4 are unable to meet the 60m² requirement.</p> <p>The private open space is, however, considered to be appropriate for the size of the dwellings and meets the operational needs of the residents. Units 2, 3 and 4 are single bedroom dwellings with a total floor area of 65.96m², 65.96m² and 67.06m², respectively.</p> <p>Each has a yard, with area of 32m², 32m² and 45.91m², respectively, including an 8.32m² alfresco.</p> <p>This is sufficient to provide sufficient space for outdoor dining and relaxation for a 1 or 2 person household, along with space for the drying of clothes.</p> <p>Given the size of the dwellings, expectations regarding space for outdoor plantings is limited, however, the proposed retaining walls provide an opportunity for raised plantings or trailing plants, that will not significantly reduce the area available to the residents.</p> <p>Opportunities for landscaping within the common areas are significant and provide for the</p>	

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planting of gardens.

Given the small size of the yards and lack of garage, opportunities for external storage are limited. Close proximity to local services and recreation also increases the likelihood that alternative modes of transport will be used. The space does not provide adequate area for the storage of a bicycle or yard maintenance items. It is recommended that a condition be placed on the planning permit requiring the provision of secure storage, with capacity for a bicycle, for Unit 2 and 3 in the area currently identified for shared bin storage. This will allow for the secure storage of a bike, without needing to wheel the bike through the dwelling. As the open space for Unit 4 is slightly larger and accessible via a gate to the driveway, it is considered there is capacity for both bin storage and secure bike storage within the private open space.

A portion of the subject site extends into York Rivulet and is characterised by a relatively steep slope transitioning into parkland. Much of the flat land at the base of the slope has been informally managed by Council due to its contiguity with the York Rivulet shared trail. The application proposes to retain this space as parkland. Generally, it will function as shared open space, however, its contiguity with the public reserve provides residents with a significant and accessible recreational opportunity, including walking and cycling.

It is noted that the site is immediately adjacent the York Rivulet reserve, which provides for reasonable recreational opportunities, including walking and cycling.

With the recommended condition relating to secure storage, the proposed development complies with the Performance Criteria and is consistent with the Objective.

A2

A dwelling must have private open space that:

- (a) is in one location and is not less than:
 - (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:
 - (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

P2

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

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

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(d) has a gradient not steeper than 1 in 10.

Planners Response:

While all of the proposed dwellings have open space areas which exceed the minimum area and dimensions required by the Acceptable Solutions, the gradients of the southern units private open space exceed 1 in 10. As such, Units 8, 9, 10 and 11 rely on the performance criteria.

Each of the proposed southern units includes a deck which provides a flat area that is capable of serving as an extension to the dwelling for outdoor relaxation, dining and children's play. The deck of each dwelling has a minimum dimension of 3m and is suitable for the placement of an outdoor dining setting and is directly accessible from the living areas via glass doors.

Units 8 and 11 have a northerly aspect that provides for direct solar access to the usable open space area for more than 3 hours on the 21st June. While the principle open space of Units 9 and 10 are located to the south of the dwelling and shadow diagrams indicate direct solar access will be minimal on the 21st June, the open space is large and directly connects to the common property further to the south. This space is flat and has some solar access. It is in direct view and accessible from the dwellings and capable of acting as supplementary open space. Furthermore, the land is immediately adjacent the York Rivulet Reserve providing further opportunity for recreation and dining.

The proposal complies with the Performance Criteria and provides for a private open space which is capable of serving as an extension to the dwelling for outdoor dining, relaxation and children's play.

8.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than</p>	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>

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<p>4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p style="margin-left: 20px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="margin-left: 20px;">(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	
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Planners Response: Relies on performance criteria.

Units 8, 9, 10 and 11 all include elevated decks, with a height of 1m above the natural ground level.

While units 9, 10 and 11 meet the setback requirements from adjacent dwellings and open space, the proposed elevated deck for Unit 8 is located closer than 3m to the rear boundary. As the setback requirement cannot be met in this instance, the proposal relies on performance criteria. In this instance there are no dwellings on the adjoining land to the south, which comprises public open space. As such the proposal does not result in overlooking of a dwelling or private open space on the adjoining property. The proposal complies with the Performance Criteria and is consistent with the objective.

<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p style="margin-left: 20px;">(i) is to have a setback of not less than 3m from a side boundary;</p> <p style="margin-left: 20px;">(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p style="margin-left: 20px;">(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p style="margin-left: 20px;">(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p style="margin-left: 20px;">(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p>	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>
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<p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
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Planners Response: Relies on performance criteria.

The distance between second storey windows for Unit 10 & 11 and the private open space of their neighbouring dwellings is less than 6m.

The applicant has proposed to treat the nearest neighbouring windows to make them opaque or screen them to minimise overlooking, while leaving the furthest windows untreated.

This approach is considered to provide a reasonable degree of privacy. The deck forms the primary usable open space associated with each dwelling. While the bedroom 3 windows will be untreated, these windows are orientated 90° relative to the neighbouring open space and have a horizontal separation of 3.6m. This results in the private open space being outside the general field of view, measured at 45° from the window edge, and eliminates direct/casual views of the primary open space.

However, for both units the bedroom 2 window provides a direct line of site and opportunity for overlooking. Screening as proposed is essential to provide a reasonable degree of privacy. For clarity it is recommended that a condition be included on the planning permit.

Prior to the commencement of use, the Unit 10, bedroom 2 window, and Unit 11, bedroom 2 window are to be screened to provide reasonable privacy to the ground floor deck of the adjoining dwelling. Screening may be comprised of: a) a privacy fin, projecting horizontally from the wall immediately adjacent to the bedroom 2 window of each dwelling, with a depth of 600mm; or glazed with semi-transparent glazing to a height of 1.7m above the finished floor level; or made a highlight window with minimum sill height of 1.7m.

With the above condition, the proposed dwellings will be afforded reasonable privacy consistent with the Performance Criteria and the Objective of the standard.

8.4.4 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.
Acceptable Solutions	Performance Criteria

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A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:

- (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) a common storage area with an impervious surface that:
 - (i) has a setback of not less than 4.5m from a frontage;
 - (ii) is not less than 5.5m from any dwelling; and
 - (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

P1

A multiple dwelling must have storage for waste and recycling bins that is:

- (a) capable of storing the number of bins required for the site;
- (b) screened from the frontage and any dwellings; and
- (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

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Planners Response:

All of the proposed dwellings are provided with a storage area for waste and recycling sufficient to meet the reasonable needs of the site.

Units 1, 5, 6, 7 and 11 are located within the private open space areas and are fully screened. Unit 8 has a storage space within the garage but also has a gated entry to the private open space. Unit 9 and 10 are provided with storage areas within the attached garage. The wisdom of storing the waste within the enclosed garage is questionable, however, the solution is compliant with the Acceptable Solution.

The communal waste storage associated with Units 2, 3 and 4, is setback more than 4.5m from the frontage. Although screening is indicated on the plans, no details are provided regarding height. The storage area is also located within 5.5m of Units 4 and 5.

Unit 4 has a larger open space area and access via a gate to the common property. It is recommended that waste storage for this dwelling be relocated into the open space. As per the assessment of Clause 8.4.3 above, this will allow for the communal storage area to provide for general/bike storage for the smaller dwellings which lack external access to the yard.

It is recommended that a condition be included on the planning permit requiring the area to be screened with a fence with a minimum height of 1.2m.

With respect to Unit 5, the closest portion of the dwelling to the communal bin storage is the double garage. This is considered to be a non-sensitive component of the dwelling and provides adequate separation between the bin storage and the sensitive areas of the dwelling.

The Unit 4 wall, adjacent to the waste storage area is a solid wall and does not include any doors or windows. Following relocation of the Unit 4 waste, the waste storage associated with just two dwellings, will be contained within the shared storage area. The volume of waste and the frequency with which it will be accessed are low and unlikely to give rise to an unreasonable impact to Units 4 or 5 as a result of odours and noise.

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

C2.6.5 Pedestrian access

Objective:	That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath</p>	<p>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p>	

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<p>and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>
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Planners Response: Relies on performance criteria.

A pedestrian access has been provided adjacent to Units 1-4, however, it is not directly accessible to all parking spaces and there is potential for pedestrian movement to intersect with vehicle access ways and parking aisles.

Accordingly, the proposal cannot fully satisfy the requirements of Acceptable Solution A1.1 and therefore relies on the relevant performance criteria.

Generally, the development provides for safe and convenient pedestrian access with regard to the scale and nature of the use. The use is residential in nature and subject to a relatively low turnover of vehicles. Dwellings surround a central parking and access way and there is good visibility between parking areas and the frontages of all dwellings.

While a number of dwellings are accessed via crossing the accessway, the volume of traffic and frequency of movements is relatively low.

The proposed access way includes a bottleneck or narrowing of the road to the west of unit 4. This will naturally slow traffic and deter the bulk of traffic from proceeding fully into the site. A greater degree of informality is considered to be acceptable past the bottleneck due to the reduction in traffic.

A pedestrian footpath is proposed adjacent to the parking area assigned to visitors, who will have the greatest unfamiliarity with the site.

Separation between the primary parking area and pedestrian walkway is adequate, incorporating wheel stops.

In addition to the footpath proposed, it is recommended that a condition be included on any permit, requiring the access to be signed to indicate a shared zone for pedestrians and vehicles, along with a 10km/h speed limit.

The proposal complies with the Performance Criteria and is consistent with the Objective, providing for safe and convenient pedestrian access within the parking area, consistent with the scale and nature of the proposal.

3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

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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
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. <p>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.</p> <p>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.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>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:</p> <ul style="list-style-type: none"> (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.
<p>Planners Response: Relies on performance criteria. With 11 x dwellings, the proposed development has the potential to generate more than 40 vehicle movements.</p> <p>The application includes a traffic impact assessment prepared by a suitably qualified person. This report demonstrates the proposal will result in approximately 60 vehicle movements per day. This is a relatively low volume of traffic and well within the design capacity of Franklin Street.</p> <p>Site distances at the access exceed 200m to both the north and south, ensuring safe access to and from the public road.</p>	

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The subject site is located in an established residential area and the use is consistent with the intent of the local infrastructure.

The site has no alternative access.

Council's Infrastructure Department supports the conclusions of the traffic impact assessment. The proposed development will not have an adverse impact on the safety and efficiency of Franklin Street or the local road network. The proposal complies with the Performance Criteria and is consistent with the Objective.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action;

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	<ul style="list-style-type: none"> (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. <p>P1.2</p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.
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Planners Response: Relies on performance criteria. The proposal includes development and works in a waterway protection area associated with York Rivulet.

With appropriate soil and water management in place, the proposed development has minimal impact on the natural values of York Rivulet. York Rivulet is a highly modified watercourse. The watercourse has been significantly urbanised, having been historically piped and overlaid with a grassed parkland. While the watercourse has value as a public open space and active transport route, its natural values are minimal. The natural stream bed has been removed as well as the native riparian vegetation. Existing vegetation largely comprises managed lawns and blackberries on the northern banks. The existing urban character of the development is consistent with the character of the proposed development.

The proposed development is not anticipated to further degrade the watercourse or impede the flow of water/stormwater.

Additional land filling within the watercourse protection area is minimal and restricted to the top of the stream bank. The proposed buildings are generally located at the top of the stream bank, on the cleared plateau.

To ensure the proposal does not compromise water quality or contribute to siltation, it is recommended that a Construction Environmental Management Plan be submitted prior to the commencement of works.

The proposal is not located within the extent of tidal waters.

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The proposed development complies with the Performance Criteria and is consistent with the objective to minimise impacts on natural values.

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.
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Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. <p>P1.2 A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

Planners Response: The development relies on Performance Criteria as a portion of the development extends into areas of the site mapped as being prone to flooding.

These encroachments are relatively minor, comprising a part of the vehicle access and the corner of the Unit 9 deck.

The application includes a Stormwater Management Report, prepared by a suitably qualified engineer and considering the risks associated with flooding. The report advises that the risk associated with the footprint of Unit 9 is a H1 risk level. H1 indicates the area is generally safe for people, buildings and vehicles. The proposed finished floor level of the deck is more

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than 300mm above the identified flood level. While the access will possibly be subject to minor flooding, it is anticipated that it will remain traversable during a flood event.

The proposed development is not anticipated to cause or contribute to flooding. The site and development are insignificant when compared to the overall catchment area and the capacity of York Rivulet.

The proposed use and development is anticipated to achieve and maintain a tolerable risk from a 1% AEP flood event and no further mitigation is recommended to address flood risk.

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

10. REFERRALS

Internal Referrals

Engineering Officers

A referral was issued to Council's Engineering Officers.

The following advice was provided –

- 1) *The Traffic Impact Assessment (TIA) submitted for the proposed development is considered satisfactory. The assessment demonstrates that the traffic likely to be generated by the development will be relatively low and is not expected to result in any material impact on the operation or safety of Franklin Street or the surrounding road network. Accordingly, the anticipated increase in traffic volumes is minimal and can be accommodated within the existing road infrastructure without the need for further upgrades.*
- 2) *The Stormwater Management Report submitted for the proposed development is considered satisfactory. The report demonstrates that stormwater generated by the development will be appropriately managed through the proposed drainage and on-site detention measures, with discharge controlled to acceptable levels. The design is not expected to result in any adverse impacts on downstream properties or the existing drainage network, and the system can be accommodated within Council's existing infrastructure.*
- 3) *It is recommended that the existing concrete footpath along Franklin Street be extended/replaced along the full frontage of the proposed development. This will improve pedestrian connectivity and safety in the area.*
- 4) *It is recommended that the kerb and channel along Franklin Street be extended or replaced along the full frontage of the proposed development. This will ensure consistent drainage performance and improve the standard of the road infrastructure. The kerb and channel should be neatly terminated and transitioned to the adjoining nature strip swale to allow runoff to discharge safely to York Cove Rivulet via the nature strip.*

Planners Response: Conditions relating to the submission of engineering drawings and civil works fronting the property have been developed in conjunction with Council's Infrastructure Department. Conditions relating to the planting of street trees, extension of the footpath and facility to access the foot bridge on the east side of Franklin Street, and urbanization of the road edge are included in the recommendation.

External Referrals

TasNetworks

A referral was issued to TasNetworks

The following advice was provided:

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Based on the information provided, the development is not likely to adversely affect TasNetworks' operations, if the below is maintained.

TasNetworks has a Statutory Deemed easement over this property for distribution assets. Please refer to the diagram below showing the land title highlighted in green with the low voltage distribution powerlines highlighted in yellow spanning between pole 244102 and 244104. This diagram is indicative only.

This easement is 12 metres wide (6 metres from the centreline measured from ground level) and covers part of this land parcel. These clearances are required to be maintained. Further information regarding Easements can be found on the TasNetworks website:-

<https://www.tasnetworks.com.au/easements>

The distance from TasNetworks pole 244104 to the new proposed driveway location is not specified on the plan. A 1.5 metre clearance from the pole to the edge of the driveway must be maintained.

As with any multiple dwellings development, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided.

It is recommended that the customer or their electrician submit an application via our website portal found here

<https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support this development.

Planners Response: A condition requiring a setback of 1.5m to be retained between the driveway crossover and the power pole is considered to be reasonable. A note outlining the presence of the easement and restrictions on certain forms of development will be included in the recommendation.

TasWater

A referral was issued to TasWater .

A response was received by Council's Planning Department on Wednesday, 3 December 2025.

A SPAN (TWDA 2025/01345-GTC) was issued by TasWater in relation to the proposed development.

Planners Response: A condition referencing the SPAN is included in the recommendation.

11. SERVICES

Road

Access is available to Franklin Street, via the proposed driveway crossover.

Sewer

Records indicate the land is serviced by reticulated sewerage.

Water

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Records indicate the land is serviced by reticulated water.

Storm Water

Records indicate the land is serviced by Council's reticulated stormwater infrastructure.

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

Easements:

The property contains implied burdening easements against the title implied through other statutory mechanism; however, these easements bear no material impact on this planning assessment against the Tasmanian Planning Scheme.

Part V Agreements:

No agreement registered under Part V of the Land Use Planning and Approvals Act 1993 is registered against the subject title.

Covenants:

No covenants a 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.

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is not required for consideration within this proposal.

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 approve the application with alternative conditions or refuse the application with appropriate grounds.

15. CONCLUSION

The application for construction and use of a Residential - Multiple Dwellings (x 11 New Units) at Lot 1 Franklin Street, George Town, has been assessed against all relevant zone and code criteria of the *Tasmanian Planning Scheme*. With appropriate conditions, the application

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complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

That the application for use and development, Residential - Multiple Dwellings (x 11 New Units) at Lot 1 Franklin Street, George Town (CT 232776/1) 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. Design to Live, Job No. FRNK01, Drawing 1-23 (R2), dated 16/02/2026
- b. RJK Consulting Engineers, Stormwater Drainage Management Report, dated 22/01/2026
- c. RJK Consulting Engineers, Traffic Impact Assessment Report, dated 15/01/2026

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.

- a) Design to Live, Job No. FRNK01, Drawing No 3-10, are to be amended to show a minimum setback of 1.5m from the existing power distribution pole adjacent the property on Franklin Street.

Note: Should relocation of the pole be required, the expense is the responsibility of the developer.

- b) Design to Live, Job No. FRNK01, Drawing No 5, is to be amended to show:
 - i. the waste bin storage associated with Unit 4 is to be relocated from the communal storage area into the private open space of Unit 4.
 - ii. the communal bin storage area to the west of Unit 4 is to be dedicated to Units 2 and 3, and is to be amended to include a dedicated bicycle storage shed, garden shed or storage locker with sufficient space to securely store a bicycle, for each of Units 2 and 3 and with a maximum height of 2.4m.
 - iii. The shared waste and bike storage area is to be fenced to a minimum height of 1.2m, maximum height of 1.8m
 - iv. A communal bike rack (single hoop) is to be provided to the immediate east or west of the primary parking isle.
 - v. A minimum of 2 small feature trees (4m minimum mature height) located in the common landscaping areas adjacent to units 3/4, 8/9 and 10/11.

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- vi. A minimum of 3 street trees in the Franklin Street road reserve fronting the development. Street trees are to be selected, located, installed and managed in accordance with George Town Council's adopted Street Tree Strategy following consultation with Councils Leading Hand Parks and Gardens.
- c) Design to Live, Job No. FRNK01, Drawing No 15, 19, 20 and 21 are to be amended to show the Unit 10 bedroom 2 window, and Unit 11 bedroom 2 window, screened to provide reasonable privacy to the ground floor deck of the adjoining dwelling. Screening may be comprised of:
 - i. A privacy fin, projecting horizontally from the wall immediately adjacent to the bedroom 2 window of each dwelling, with a depth of 600m; or
 - ii. glazed with semi-transparent glazing to a height of 1.7m above the finished floor level; or
 - iii. made a highlight window with minimum sill height of 1.7m.

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 & Operations. Such drawings and specifications must include the following:

- i. Driveway crossover design in accordance with LGAT TSD-R10-v3.
- ii. Replace buried concrete footpath along the property frontage, from the northern boundary to the new driveway crossover. The footpath is to have a minimum width of 1.5 m and be constructed in accordance with LGAT TSD-R1-v3. The works are to be neatly tied into the existing footpath at the northern boundary.
- iii. Pedestrian pram ramp as indicated on the plans and in accordance with LGAT TSD-R18-v3, along with a corresponding pram ramp on the east side of Franklin Street and connection to the footpath on the east side of the road. Connecting concrete footpath with pedestrians' ramps is to have a minimum width of 1.5m.
- iv. Construct new kerb and channel (KC) along the full frontage of the property in accordance with LGAT TSD-R14 & R15-v3, ensuring continuous and effective drainage. The southern end is to be neatly terminated and transitioned to the adjoining nature strip swale to allow runoff to discharge safely to York Cove Rivulet via nature strip.
- v. Detailed design of the stormwater management system must be prepared in accordance with the Stormwater Management Report RJK-25.26 TAS 116. The design must include all relevant details, including but not limited to pipe alignments, invert levels, pipe and pit sizes, long sections, and on-site detention (OSD) inlet & outlet arrangements.
- vi. The proposed stormwater outlet connection to the existing York Cove Rivulet trunk main must be made via a new junction pit or manhole. The engineering

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drawings must clearly detail the proposed structure, including its location, invert levels, dimensions, connection configuration, and any associated works, to the satisfaction of Council.

- vii. Underground electricity connection if required.
- viii. The location of street trees as required by Condition 2, vi.

All public infrastructure is to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines (www.lgat.tas.gov.au), except where deviations are strictly necessary and in accordance with the following:

Prior to undertaking any works within the Council road reserve, separate consent is required from Council's Road Authority. The developer must make application to Council for a Road Opening Permit using Council's designated form and obtain approval prior to the start of works.

4. LANDSCAPING

a) Prior to the commencement of use:

- i. All landscaping is to be installed in accordance with Condition 2. V. & vi. Above, using advanced tree stock with an approximate height of 2.5m; or
- ii. at the discretion of Council's Director Infrastructure and Development, Council may accept a bond or contribution to allow the planting to occur at the most opportune time of the year to ensure survival of the vegetation; and
- iii. all roadside verges and any other land impacted by infrastructure installation are to be filled/graded to all hard surfaces and finished to a mowable condition and reseeded with appropriate grass;

To the satisfaction of Council's Director Infrastructure & Operations.

b) All care is to be taken to protect and ensure the survival of the landscaping within the site and any fatalities are to be replaced with a feature tree of similar size.

5. FRONTAGE FENCES

All fencing withing 4.5m of the front boundary is to have a maximum height of 1.8m, including 30% uniform transparency for that part over 1.2m to provide for passive surveillance.

6. PEDESTRIAN ACCESS

- a) All pedestrian footpaths within the site are to be clearly delineated from parking and vehicle carriageways by curbing, line marking, materials or other clear means to the satisfaction of Council's Town Planner.
- b) The footpath to the south of Units 1-4 is to be extended to the frontage of the property and directly connect to the public footpath on Franklin Street.
- c) Signage indicating a speed limit of 10km/h and a shared pedestrian/vehicle zone is to be erected at the vehicle access.

7. VEHICLE CROSSING

Prior to the commencement of use, the driveway crossover is to be constructed/upgraded in accordance with the Tasmanian Standard Drawing TSD R09-v3, to the satisfaction of Council's Director Infrastructure & Operations.

8. PARKING AREAS

Prior to the commencement of use:

- ii. All access, parking and manoeuvring areas are to be sealed and drained in accordance with the endorsed plans;
- iii. All parking spaces are to be line marked or otherwise clearly delineated;
- iv. All parking spaces are to be clearly dedicated to a particular unit or as visitor parking via signage, line marking or other clear means;
- v. Where curbing is not utilized, all parking bays abutting footpaths are to be fitted with wheel stops;

To the satisfaction of Council.

9. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharge directly or indirectly into Council's drains or watercourses during and after development. Developer to submit details of runoff control to Council for approval prior to construction.

10. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owners 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 Engineering.

11. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (*TWDA 2025/01345-GTC* attached).

12. COMPLETION OF WORKS

Prior to commencement of the use of the proposed dwellings, all work is to be completed in accordance with the endorsed plans (see condition 1 & 2), the approved Engineering Plans (see Condition 3) and the conditions above.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2025/64. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.

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2. It is noted that the open space at the southern edge of the property, below the bank of the York Rivulet has been informally maintained by Council and contributes to the amenity of the recreational trail. Please contact Council's Planning Department via 63828800 if you would like to discuss the potential to formalise the existing management regime.
3. 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
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

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

4. TasNetworks has provided the following advice:

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations, if the below is maintained.

TasNetworks has a Statutory Deemed easement over this property for distribution assets. Please refer to the diagram below showing the land title highlighted in green with the low voltage distribution powerlines highlighted in yellow spanning between pole 244102 and 244104. This diagram is indicative only.

This easement is 12 metres wide (6 metres from the centreline measured from ground level) and covers part of this land parcel. These clearances are required to be maintained. Further information regarding Easements can be found on the TasNetworks website:- <https://www.tasnetworks.com.au/easements>

The distance from TasNetworks pole 244104 to the new proposed driveway location is not specified on the plan. A 1.5 metre clearance from the pole to the edge of the driveway must be maintained.

The issuing of a planning permit does supersede or indicate compliance with the Electricity Supply Industry Act 1995. As with any multiple dwellings development, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided.

It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support this development.

5. 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.

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- 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
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. If this development application has been subject to the advertisement process, 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:

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VOTING

For:

Against:

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7.2 AMD 2026/01 - TASMANIAN PLANNING SCHEME-GEORGE TOWN - COMBINED 40T SCHEME AMENDMENT

- REPORT AUTHOR:** Senior Town Planner - Mr J. Simons
- REPORT DATE:** 17/02/2026
- FILE NO:** AMD 2026/01 & DA 2026/4
- ATTACHMENTS:**
1. AMD 2026/01 - Draft Instrument of Certification [7.2.1 - 2 pages]
 2. AMD 2026/01 - Development Application Form [7.2.2 - 1 page]
 3. AMD 2026/01 - Planning Scheme amendment and development - Supporting Report [7.2.3 - 56 pages]
 4. AMD 2026/01 - Proposal Plan [7.2.4 - 2 pages]
 5. AMD 2026/01 -Natural Values Assessment Report [7.2.5 - 23 pages]
 6. AMD 2026/01 -Natural Values - Appendix- NVR [7.2.6 - 47 pages]
 7. AMD 2026/01 - Natural Values- Appendix- PMR [7.2.7 - 28 pages]
 8. AMD 2026/01 - Natural Values -Appendix- BVR [7.2.8 - 11 pages]
 9. AMD 2026/01 - Infrastructure Services Report [7.2.9 - 8 pages]
 10. AMD 2026/01 - Servicing Plan [7.2.10 - 4 pages]
 11. AMD 2026/01 - Bushfire Hazard Report [7.2.11 - 37 pages]
 12. AMD 2026/01 - Referral Tasmanian Gas Pipeline [7.2.12 - 1 page]
 13. AMD 2026/01 - Referral Tas Networks [7.2.13 - 5 pages]
 14. AMD 2026/01 - Referral TasWater - SPAN [7.2.14 - 6 pages]
 15. AMD 2026/01 -Folio Text-143259-2 [7.2.15 - 1 page]
 16. AMD 2026/01 - Folio Plan-143259-2 [7.2.16 - 1 page]
 17. AMD 2026/01 - Schedule Of Easements-143259-2 [7.2.17 - 2 pages]
 18. AMD 2026/01 - Links to External Documents and Strategies [7.2.18 - 1 page]
 19. AMD 2026/01 - DA 2026/04 - Checklist Assessment of Compliance with Acceptable Solutions [7.2.19 - 53 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	Woolcott Land Services
Site Address:	1 Stonehouse Street, George Town
Titles Details:	143259/2

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Property ID:	2601109
Zone:	Future Urban
Scheme Amendment:	Rezone from Future Urban to General Residential and Low Density Residential
Proposed Development:	Subdivision (20 Lots & Balance)
Application Received:	5/02/2026

1. SUMMARY

An application under Section 40T of *The Land Use Planning and Approvals Act 1993* has been received by Council to amend the George Town Local Provision Schedule. The application includes the rezoning of land at 1 Stonehouse Street, George Town (CT 143259/2), from Future Urban to General Residential and Low Density Residential, combined with an application for a Subdivision - 20 Lots & Balance: DA 2026/4.

Subdivision of land in the Future Urban Zone is currently prohibited with some limited exemptions. The purpose of the amendment is to facilitate further subdivision of the land and to apply appropriate residential zoning.

Council is required to decide whether to reject or initiate and exhibit the combined scheme amendment to the George Town Local Provisions Schedule of the Tasmanian Planning Scheme.

2. STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes
- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

The Community Strategic Plan is further discussed with respect to the scheme amendment below.

3. AMENDMENT PROCESS & CONSULTATION

An application to amend the Planning Scheme is essentially an application to amend the rules which apply to the use and development of a particular parcel of land. An amendment is generally proposed where the current rules prohibit the particular development proposed.

While day-to-day planning decisions are an assessment of compliance with the current planning scheme, an amendment is a strategic decision made by the Planning Authority to change the applicable rules to facilitate a particular proposal.

An amendment can only be approved where it is consistent with the LPS Criteria outlined in Section 34 of the *Land Use Planning and Approvals Act 1993*.

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If Council considers the amendment does not meet the criteria, Council may alter it prior to initiation, or it may refuse to initiate it.

If the proposed amendment is initiated by Council, the amendment process is generally as follows:

- The application will proceed to public consultation and will be exhibited for 28 days.
- If representations are received, the amendment will be brought back to a Council meeting for further consideration. Council may determine if any changes are required or withdraw support. If no representations are received, then there is no requirement for it to come back to Council.
- The application is then referred to the Tasmanian Planning Commission (TPC) along with any representations.
- The TPC will assess and determine the amendment. This process may include public hearings where the representors may be heard.
- The Planning Commission may reject the application, approve the application without changes, direct the Planning Authority to modify the amendment, or direct the Planning Authority to substantially modify and re-exhibit the amendment.

The Commissions role is to determine if the amendment is consistent with the LPS Criteria before issuing final approval.

If the amendment is refused by the Commission, a person may not make an application that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

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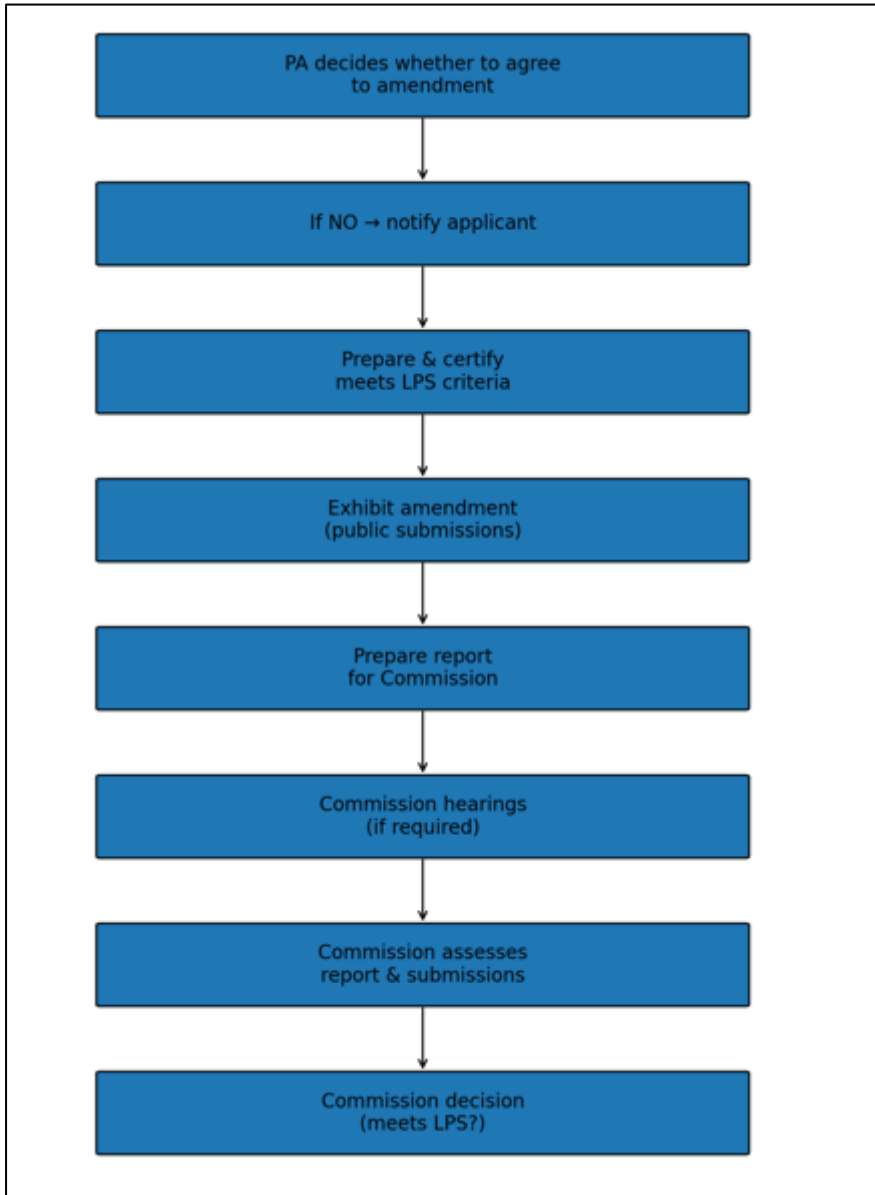


Figure 1: Amendment Flow-chart

4. RISK IMPLICATIONS

George Town Council, as Planning Authority, is obliged to assess LPS amendments under the provisions of the *Land Use Planning and Approvals Act 1993*.

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

Risk associated with rezoning is further discussed in the assessment below.

5. FINANCIAL IMPLICATIONS

In the event Council does not certify the amendment, Council may be directed by the Minister to reconsider certain matters, however, Council cannot be compelled to certify an amendment.

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There are no appeal opportunities associated with the amendment process. Generally, the burden is on the property owner to provide any complex information required by the Commission.

Potential financial implications for Council are difficult to quantify. Rates revenue has the potential to increase with additional development. As a significant portion of the infrastructure is already in place, it is unlikely the proposal will result in a substantial increase in infrastructure maintenance costs but will improve the utility of existing infrastructure. Additional residential land also supports population growth and contributes to the economic vitality of George Town.

Opportunity costs are discussed in the assessment below.

6. SITE AND LOCATION

The subject site is located at 1 Stonehouse Street, George Town (CT 143259/2). It has an area of 6.515ha and comprises cleared pasture with no building improvements.

The site is an irregular, triangular shaped lot bordering Stonehouse Street to the south-east and Arnold Street to the north-west. There is a vacant road reserve to the east and an additional road reserve crossing the title.

The land is in the Future Urban Zone. The General Residential Zone is to the south, a mix of General Residential, Low Density Residential and Future Urban to the west, and Agriculture to the east.

The land is serviced by road frontage, reticulated water, sewerage and stormwater. The title is subject to the Bushfire Prone Areas Overlay, Flood Prone Areas Overlay, Airport Obstacle Limitation Area Overlay and Priority Vegetation Overlay.



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

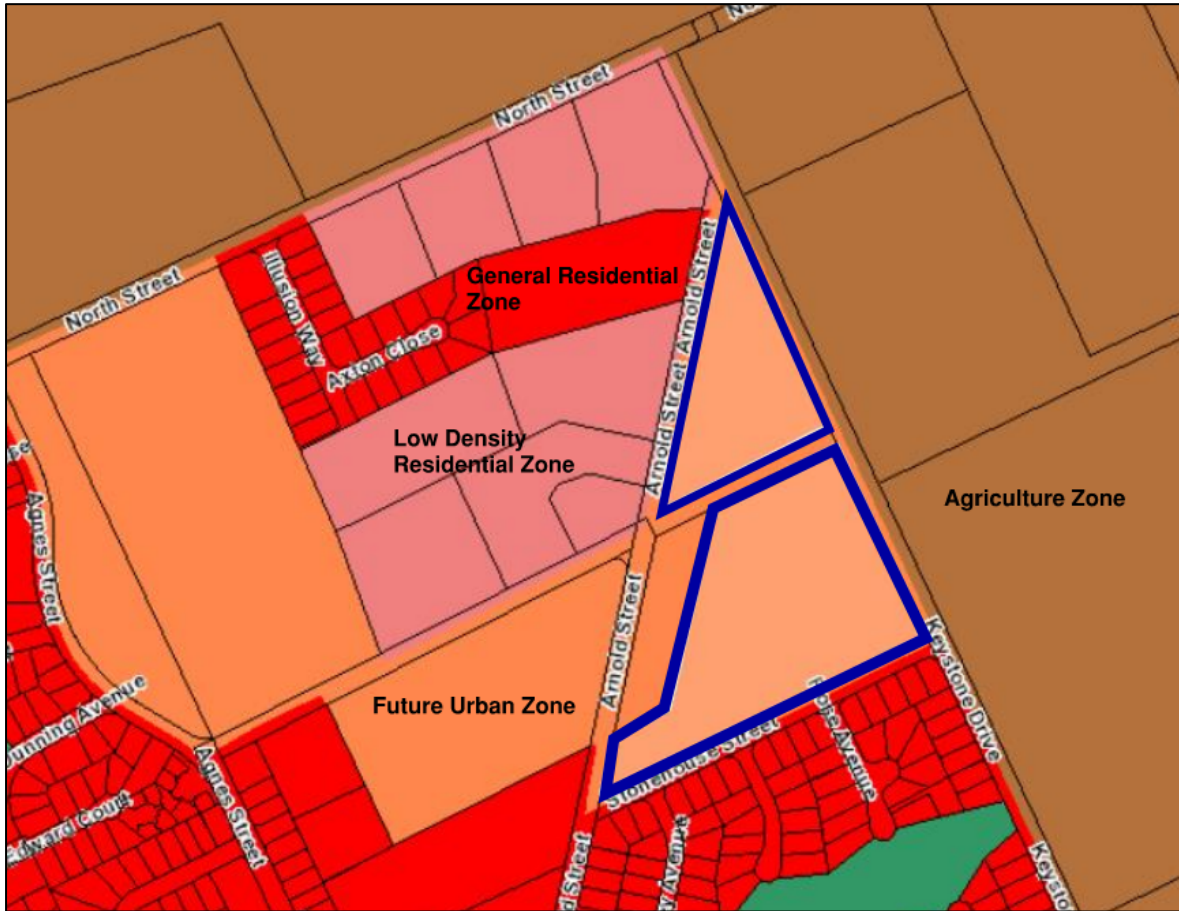


Figure 3: Zoning of subject title (outlined in blue) and surrounding land.

7. AMENDMENT / DEVELOPMENT

The application seeks to amend the scheme to apply the General Residential Zone and the Low Density Residential Zone to the land at 1 Stonehouse Street, George Town (CT 143259/2) to facilitate residential subdivision.

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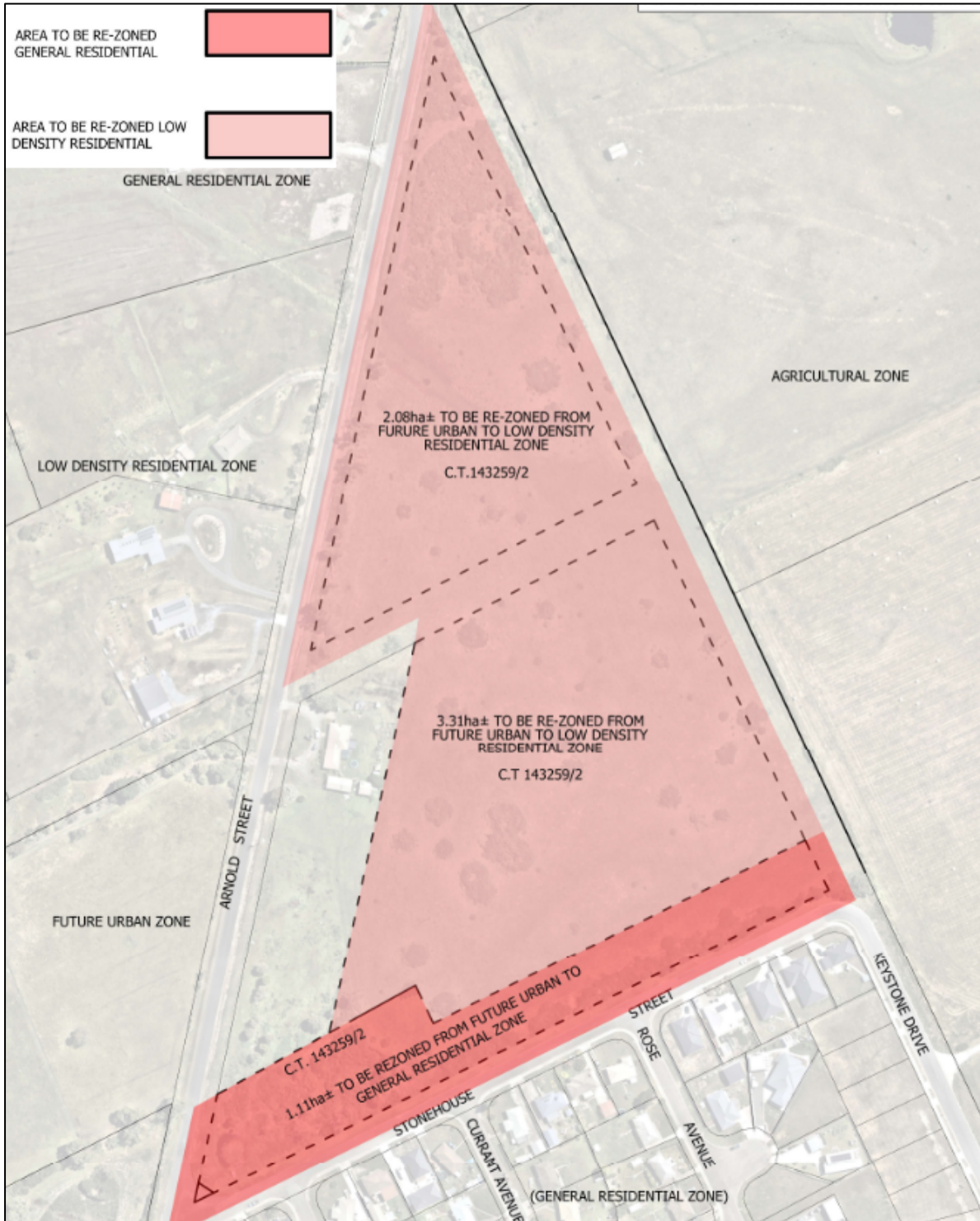


Figure 4: Proposed Zoning

The amendment is accompanied by an application to develop a 20 lot & balance subdivision in that part of the land to be zoned General Residential.

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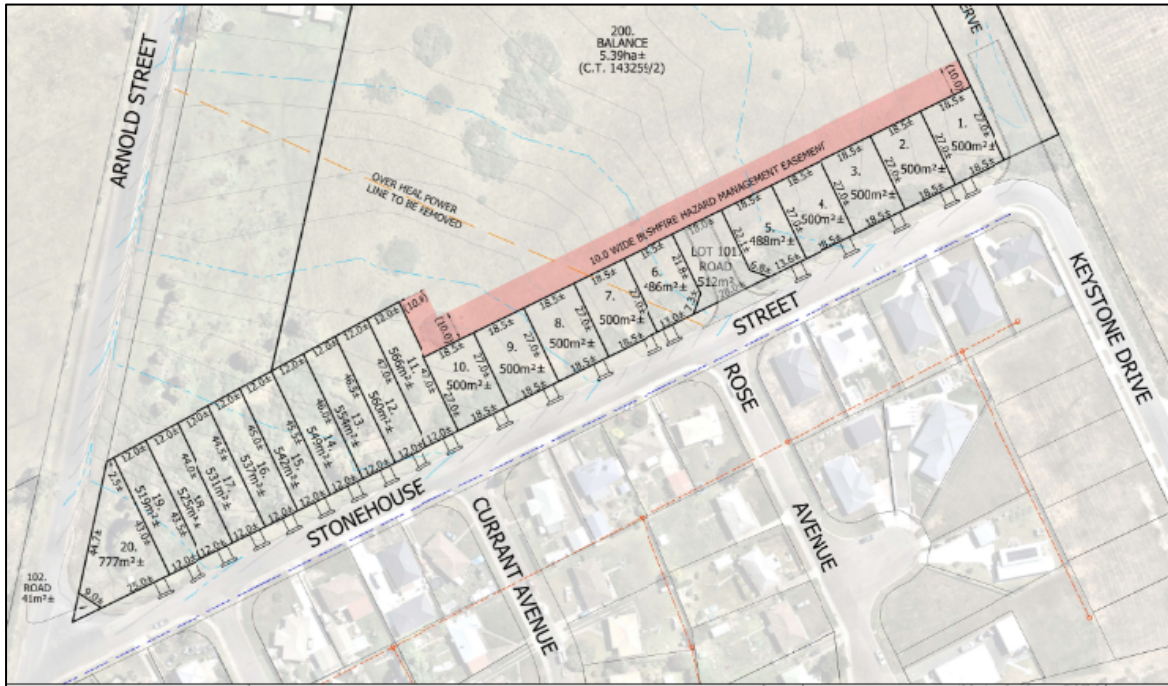


Figure 5: Proposed Plan of Subdivision

The full plans submitted are included in the attachments.

9. STATUTORY REQUIREMENTS

In accordance with Section 38 of the *Land Use Planning and Approvals Act 1993*, Council is required to consider whether the draft amendment will meet the LPS Criteria outlined in Section 34 of the Act.

34. LPS criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –
 - a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - b) is in accordance with section 32; and
 - c) furthers the objectives set out in Schedule 1; and
 - d) is consistent with each State policy; and
 - da) satisfies the relevant criteria in relation to the TPPs; and
 - e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and
 - g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

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- h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

An assessment of the criteria follows:

LPS Criteria:

- a) contains all the provisions that the SPPs specify must be contained in an LPS; and

Planners Comments:

The amendment seeks to apply the General Residential Zone and the Low Density Residential Zone provisions to the land as they currently exist within the State Planning Provisions (SPPs) and as currently applied in the George Town LPS. No variations to the applicable zone or code provisions are proposed. No unique standards are proposed that are inconsistent with or override the SPPs.

LPS Criteria:

- b) is in accordance with section 32; and

Section 32:

(2) An LPS –

- (a) must specify the municipal area to which its provisions apply; and
- (b) must contain a provision that the SPPs require to be included in an LPS; and
- (c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and
- (d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and
- (e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and
- (f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and
- (g) may designate land as being reserved for public purposes; and
- (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and
- (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and
- (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and
- (k) may, subject to this Act, include any other provision that –
 - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and
 - (ii) is permitted by the SPPs to be included in an LPS; and
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.

(3) Without limiting subsection (2) but subject to subsection (4) , an LPS may, if permitted to do so by the SPPs, include –

- (a) a particular purpose zone, being a group of provisions consisting of –
 - (i) a zone that is particular to an area of land; and
 - (ii) the provisions that are to apply in relation to that zone; or
- (b) a specific area plan, being a plan consisting of –
 - (i) a map or overlay that delineates a particular area of land; and

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- (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or
- (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
 - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
- (5) An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.
- (6) A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.
- (7) A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.

Planners Comments:

The provisions of Section 32 articulate the prescribed and allowable content of an LPS and the circumstances where an LPS may override the SPPs.

In this instance the draft amendment seeks to apply all of the prescribed SPP provisions applicable to the General Residential Zone and Low Density Residential Zone without alteration. The amendment is considered to comply with the section 32 of the Act.

LPS Criteria:

- c) furthers the objectives set out in Schedule 1; and

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
- (c) to encourage public involvement in resource management and planning; and
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

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2. In clause 1 (a) , **sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

PART 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

- (a) to require sound strategic planning and co-ordinated action by State and local government; and
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

Planners Comments:

Part 1.

- a) The subject site comprises cleared vacant land on the peripheries of the existing urban settlement. The property is suited to residential use and development, will maximise the use of existing infrastructure and will consolidate the existing urban form.

While the land is subject to the priority habitat overlay, the application has demonstrated that the land does not have significant natural value and is largely cleared of native vegetation.

- b) The proposal is considered to provide for the fair, orderly and sustainable use and development of land. The subject land is identified for future residential use under the Future Urban Zone. The application of the General

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Residential Zone and Low Density Residential Zone is consistent with the intended long-term use of the land and represents the logical progression of the planning framework from a future designation to an operative residential zoning.

The amendment will facilitate the development of land that is contiguous with existing residential areas to the south and west, is serviced by established infrastructure networks, and forms part of the planned urban footprint of George Town. In this respect, the proposal supports an orderly pattern of development by consolidating the existing settlement rather than extending it into undeveloped or unconstrained areas.

While it is acknowledged that there is an existing supply of residential land sufficient to meet projected demand, the amendment does not materially increase the overall supply in a strategic sense. Instead, it enables the timely and efficient utilisation of land that is already identified for residential purposes but is currently underutilised. The scale of the proposal is modest and will have a negligible impact on the broader land supply position.

The proposal also improves the diversity and deliverability of residential land by providing smaller-scale, infrastructure-ready opportunities, in contrast to larger subdivisions that have not progressed due to market constraints. This supports a more responsive and functional land supply, which is an important component of sustainable settlement outcomes.

The land is not identified as having significant agricultural, environmental or resource values, and its development for residential purposes will not compromise the availability of land for other uses. Potential impacts on air and water can be appropriately managed through existing planning scheme provisions and development assessment processes.

Accordingly, the amendment is considered to achieve a fair, orderly and sustainable outcome.

With respect to the balance of zoning, the applicant has proposed the application of the Low Density Residential Zone to part of the site. This approach seeks to provide additional development opportunities while limiting the immediate impact on the overall residential land supply.

The provision of Low Density Residential land responds to an identified gap in the market, where demand for lifestyle-style lots is currently being accommodated within the General Residential Zone. This has the effect of reducing the efficiency of land use within existing serviced urban areas. The proposed Low Density Residential Zone will provide a more appropriate location for this form of development on the periphery of the settlement and will function as a transitional interface between the urban area and surrounding rural land.

Notwithstanding this, consideration must be given to the long-term use of the land. The site is located within the planned urban area and may be capable of being serviced to a standard consistent with General Residential development. The application of a Low Density Residential Zone may therefore represent a lower intensity outcome than could be achieved over

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time. However, there is insufficient evidence at this stage to definitively resolve the servicing capacity and appropriate density across the entirety of the site.

In this context, the proposed zoning represents a reasonable and staged approach. It enables development to occur in the short to medium term, while not precluding the future rezoning of the land to General Residential where further investigation supports a higher density outcome. Alternatively, areas not immediately suited to development may continue to be held within the Future Urban Zone pending further strategic consideration.

Given the peripheral location of the site, and the extent of Future Urban Zoned land located closer to the existing urban centre, the application of the Low Density Residential Zone at the scale proposed is unlikely to have a material impact on the long-term growth or structure of the settlement.

- c) The planning application process under section 40G of LUPAA provides a public consultation period of 28 days. During this period, the public can make comment on the proposed application. Submissions will be considered by the Council and stakeholders will generally be heard by the Tasmanian Planning Commission, via public hearings.

The proposal also acknowledges public strategies, including the George Town Structure Plan and the Northern regional Land Use Strategy, which have also been subject to previous consultation processes.

- d) The development will facilitate economic development associated with land development and subsequent increase in local population, in close proximity to the George Town Activity Centre, largely using existing infrastructure.
- e) Each level of government and the private sector have their distinct roles to play in the development process. The amendment process prescribed by the Act ensures participation of different spheres of government, the community and industry.

Part 2.

- a) The rezone application is located in a property identified as an Urban Growth Area in the Northern Regional Land Use Strategy (23 June 2021), a State owned document developed in conjunction with George Town Council.
- b) The proposed amendment seeks to rezone the subject land from Future Urban Zone to the General Residential and Low Density Residential and will be subject to the established zone and code criteria within the existing Tasmanian Planning Scheme.
- c) The subject land has been identified as Future Urban, earmarking it for residential use and development and prioritising this outcome over natural or productive values. Environmental, Economic and Social Considerations are detailed further below and are considered as part of any planning assessment under the planning scheme.
- d) The proposed amendment is considered consistent with the State, regional and municipal levels, which broadly seek to achieve sustainable development with environmental, social, economic, conservation and resource management.

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- e) The application is for a combined amendment and development permit, consolidating the applicable planning processes and providing certainty of an outcome.
- f) The proposal promotes the health and wellbeing by enabling a well planned residential community in a safe, accessible and attractive setting, in proximity to existing residential areas and recreational facilities. Support for development in established areas, close to existing infrastructure and facilities minimises travel between residences and amenities, supporting walking and active lifestyles.

Proximity to existing water, sewer, stormwater and water services also ensures that the land is adequately serviced and that waste can be appropriately and efficiently managed.
- g) The land does not contain any buildings and has not been identified as having any scientific, aesthetic, architectural or historical significance.
- h) The proposed development makes use of existing road, water, sewage and stormwater systems does not compromise existing infrastructure. Generally, the proposal will maximise the utility of existing infrastructure and result in a greater distribution of costs.
- i) The potential for agricultural use has been considered previously as part of the decision to zone the land as Future Urban. The land is identified on the LIST as having a land capability of Class 5, making it unsuitable for cropping and with limited pastoral use. In addition, the land is surrounded by residential uses to the south and north-west and is fragmented by existing road reserves, which dissect and surround the title. The strategic intent to use the land for residential purposes, reflects the low assessed land capability, combined with constraints imposed by proximity to exiting urban developments.

LPS Criteria:

- d) is consistent with each State policy; and

State Policy on the Protection of Agricultural Land 2009

Planners Comments:

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

“Agricultural land” is defined in the State Policy on the Protection of Agricultural Land as meaning: all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

In this instance the land is in the Future Urban Zone. The purpose of the Future Urban Zone is:

30.1.1 To identify land intended for future urban use and development.

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30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

As the land has been zoned for a use other than agriculture, it is not considered agricultural land as defined by the policy.

State Coastal Policy 1996

Planners Comments:

The Coastal Policy identifies the Coastal Zone as being State Waters and all land within 1km inland of the high water mark. The guiding principles of the State Coastal Policy are as follows:

- natural and cultural values of the coast shall be protected;
- The coast shall be used and developed in a sustainable manner;
- Integrated management and protection of the coastal zone is a shared responsibility.

The proposed development is not located on the coast and is more than 1km from the high water mark. As such, the use and development is not located in the Coastal Zone and is unlikely to directly result in emissions which will directly and adversely impact the natural and cultural values of the coast.

State Policy on Water Quality Management 1997

Planners Comments:

The objectives of this policy are to manage Tasmania's surface and groundwater resources sustainably. The proposed amendment is consistent with the policy and will apply the State Planning Provisions to the site, including all applicable standards relating to water quality and stormwater management. The amendment and subsequent development will not inherently increase sediment runoff to surface waters; the proposed subdivision and future subdivisions will be required to demonstrate appropriate stormwater management as part of the approval process.

Natural Environment Protection Measures

Planners Comments:

The Natural Environment Protection Measures (NEPMs) apply to factors such as air quality, land contamination and waste control and other pollutant matters between states and territories in Australia. There are no known contamination issues associated with the land. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. The provisions of the applicable zone, the Natural Assets Code, the Attenuation Code, the *Urban Drainage Act 2013*, and the *Environmental Management and Pollution Control* deal with issues related to environmental protection measures.

LPS Criteria:

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da) satisfies the relevant criteria in relation to the TPPs; and

Planners Comments:

While the Tasmanian Planning Policies have been made, they do not come into effect until July 1st 2026. It is however noted that the applicant has addressed the Planning Policies, noting that they may be in effect before the amendment is fully resolved. The TPPs are considered below.

Tasmanian Planning Policy - Settlement

Directs growth to appropriate locations, supports efficient use of serviced land, and promotes consolidation within existing settlements.

Planners Comments:

The amendment facilitates development within an established settlement area with access to services and infrastructure. It supports orderly and efficient land use and is consistent with the settlement pattern intended by the TPPs.

The proposal is considered to provide for the fair, orderly and sustainable use and development of land. The subject land is identified for future residential use under the Future Urban Zone, and the application of the General Residential and Low Density Residential Zones represents a logical progression to operative zoning. The land is contiguous with existing residential areas, is partially serviced, and forms part of the planned urban footprint of George Town. The amendment will consolidate the existing settlement pattern rather than extend it.

The proposal will have a negligible impact on overall residential land supply but will improve the availability and deliverability of development-ready land. It supports a more responsive housing supply by facilitating smaller-scale opportunities in a serviced location, where larger subdivisions have not progressed.

The land is not identified as having significant agricultural or environmental value, and potential impacts can be managed through the planning scheme. The inclusion of Low Density Residential zoning to part of the site provides an appropriate transitional interface at the settlement edge and responds to demand for lifestyle lots, reducing pressure on General Residential land.

Tasmanian Planning Policy – Environmental Values

Protects biodiversity, natural assets, and environmental values from inappropriate development.

Planners Comments:

The subject site has not been identified as containing any natural values of significance. The land has been cleared of native vegetation. The Watercourse Protection Area Overlay will remain applicable to the land within the Low Density Residential Zone and provides for the ongoing protection of the watercourse.

Tasmanian Planning Policy – Environmental Hazards

Avoids or mitigates exposure to natural hazards including flooding, bushfire, and coastal risks.

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Planners Comments:

The land has been identified as being in a bushfire prone area. A reasonable degree of protection from bushfire can be achieved through the application of the Bushfire Prone Areas Code through an assessment against the planning scheme. The subject land has not been identified as being subject to any other natural hazards.

Tasmanian Planning Policy – Sustainable Economic Development
Supports economic activity, including agriculture and industry, in appropriate locations while minimizing land use conflict.

Planners Comments:

The amendment supports appropriate residential development, on land earmarked for that purpose, while maintaining compatibility with surrounding land uses. It does not compromise productive land or established economic activities.

The land to the north-east is in the Agriculture Zone – the land is class 5 land unsuited to cropping and with slight to moderate limitations to pastoral use. The land is predominantly used for grazing.

There are no other zones conducive to economic development or other economic activities in the vicinity.

Tasmanian Planning Policy – Physical Infrastructure
Aligns land use with infrastructure capacity and promotes efficient provision of services.

Planners Comments:

The amendment facilitates development within an established settlement area with access to existing urban road, sewage, water and stormwater infrastructure. It does not impose unreasonable demands on existing infrastructure.

Tasmanian Planning Policy – Cultural Heritage
Protects Aboriginal and historic cultural heritage values.

Planners Comments:

The subject site has not been identified as containing any historic cultural heritage values. Existing statutory protections remain in place and will continue to apply where relevant.

Tasmanian Planning Policy – Planning Process
Promotes a clear, efficient, and consistent planning system.

Planners Comments:

The amendment facilitates development within an established settlement area with access to services and infrastructure. It supports orderly and efficient land use and is consistent with the settlement pattern intended by the TPPs.

LPS Criteria:

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- e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and

Planners Comments:

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is considered in Section 10 below.

- f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and

Planners Comments:

The proposal to rezone land for residential purposes is consistent with the strategic directions of the George Town Strategic Plan 2020–2030. While the Strategic Plan does not explicitly address residential land supply, it supports population growth, economic development and the creation of vibrant, connected communities. The provision of additional residential land will assist in accommodating future population growth associated with these objectives and will contribute to the ongoing development of a sustainable and liveable municipality.

The plan also emphasises the opportunities for economic growth in Bell Bay and the need to support investment by being prepared for growth associated with an increased workforce.

Accordingly, the proposal is considered to have regard to, and be consistent with, the intent of the Strategic Plan.

- g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

Planners Comments:

The land is not adjacent to a municipal boundary.

- h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

Planners Comments:

There is no localised reticulation of gas within George Town or in the vicinity of the proposed development. The proposed zoning and likely land use does not suggest a need for gas or associated infrastructure.

The land is located within the Tasmanian Gas Pipeline Planning Corridor and a referral has been undertaken to Tasmanian Gas Pipeline Pty Ltd in accordance with the *Gas Industry Act 2019*. No objections have been raised.

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The proposal is unlikely to compromise gas safety.

Guideline No. 1

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

The following application Guidelines are relevant to the application of the **General Residential Zone**.

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:
(a) are not targeted for higher densities (see Inner Residential Zone); and
(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:
(a) within the General Residential Zone in an interim planning scheme;
(b) within an equivalent zone under a section 29 planning scheme; or
(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and
(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Planners Comments:

The land identified for inclusion in the General Residential Zone is generally consistent with the Guidelines. The General Residential land fronts an existing urban road and can be fully serviced, making significant use of existing infrastructure. The land is not earmarked for higher densities.

The land is a greenfield site in an existing Future Urban Zone. While further detailed structure planning or precinct planning has not occurred, the extent of the new General Residential Zone and limitations created by existing road layouts and infrastructure largely render this unnecessary. Further commentary regarding future road layouts is provided in the assessment of the proposed 20 lot & balance subdivision below. The proposed development offers a logical approach to the

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development of the General Residential strip, without compromising the development potential of the balance land.

The General Residential Land is not unreasonably constrained by hazards or other impediments which cannot be appropriately mitigated as part of a general development assessment under the planning scheme.

The following application Guidelines are relevant to the application of the **Low Density Residential Zone**.

LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:

(a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:

(i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and

(ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or

(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or

(c) existing Low Density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.

LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.

LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.

LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.

Planners Comments:

The application of the Low Density Residential Zone is consistent with LDRZ 1(c). The George Town Structure Plan (pp. 40–41) identifies the land for minimal intensification and supports lower density development to provide separation from adjoining non-residential uses to the east. The proposed zoning implements this strategic intent by facilitating a low density residential outcome and not supporting higher density development in this location.

The current zoning of the land, Future Urban, is relatively unique in that its intent is not to facilitate specific development outcomes in the immediate term, but to

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preserve land and create certainty around future development outcomes. Essentially, it is a holding zone.

The purpose of the Future Urban Zone and the Application Guidelines as they were applied during the LPS process are considered to be relevant.

The purpose of the Future Urban Zone is: 30.1.1 To identify land intended for future urban use and development. 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.

FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land. FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.

Planners Comments:

The application of the Low Density Residential Zone to the balance of the site is not consistent with the purpose of the Future Urban Zone. While there may be servicing restrictions on the subject land there is insufficient information to determine the full extent of such restrictions. As such, there is currently limited understanding of whether the Low Density Residential Zone is compromising the future potential of the land for urban expansion.

The site has not been identified as having constraints that would prohibit higher densities or make them economically unviable into the future.

While infrastructure upgrades to sewer, water and stormwater would be required, the site is on the periphery of a fully serviced settlement and further expansion of the infrastructure is logical.

The site is not identified as having any environmental constraints that limit development.

The subject site has not been explicitly planned for Low Density Development, however it is noted that there is existing Low density Residential land to the north-west of the site and the proposal would complement and extend the character of this area.

10. NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

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Pursuant to section 34(2)(e), an amendment may only be made to a local provision if the amendment is, as far as is practicable, consistent with the regional land use strategy.

Relevant to this amendment is the Regional Land Use Strategy of Northern Tasmania (RLUS).

The RLUS sets out policy basis and strategies to manage change, growth and development to 2032 including land use, development and infrastructure decisions made by local government. The version used for this assessment is dated 23 June 2021.

An assessment against the goals of the strategic planning framework is below:

C4.1 Goal 1: Economic Development
--

To facilitate economic development and productivity through integrated land use and infrastructure planning.
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Strategic Direction G1.1

Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.

Planners Response:

Bell Bay is the premier heavy industrial and advanced manufacturing zone in Tasmania and the only industrial zone with significant capacity for portside growth. There is significant interest in investment with major projects such as Abel Energy's Bell Bay Power Fuels project, the proposed amendment will assist to provide development ready opportunities to provide for additional housing demand required to support such projects.
--

Strategic Direction G1.2

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.

Planners Response:

The proposed development minimizes the need for additional infrastructure and does not undermine existing infrastructure programs.
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Strategic Direction G1.3

Develop a thorough understanding of key industry needs, including future demand and location requirements.
--

Planners Response:

As above, additional housing supply in the region is required in order to rapidly respond to industrial growth. Ensuring adequate supply of residential land, with minimal infrastructure investment required, supports economic development in Bell Bay.

C4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

Planners Response:

The proposed General Residential Zone is within a Supporting Consolidation Area in map G2 of the NTRLUS. The development the subject site would form a contained periphery to the existing urban form, and to the settlement area of George Town before graduating to rural land; an outcome consistent with its function as a growth area, combined for the strategic intent to limit intensification as per the George Town Structure Plan.



Figure 6: Extract from Map G2 of the NTRLUS, subject title outlined in red and Urban Growth Area shaded orange.

The existing zoning, Future Urban, also reflects the intent to facilitate residential growth within the title.

Strategic Direction G2.2

Plan for socio-demographic changes.

Planners Response:

The rezoning responds to changing socio-demographic changes by providing for housing at an appropriate density on the peripheries of the settlement, meeting the immediate demand for new housing and lifestyle opportunities, while minimising infrastructure expansion. Additional Low

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Density Residential land allows for demand for lifestyle lots to be directed away from existing General Residential Land close to the activity centre and away from rural localities.

Strategic Direction G2.3 Promote local character values.

Planners Response:

The potential for infill development will assist in consolidating and reinforcing the defined urban boundary of the township, prior to the transition to surrounding agricultural and rural land. The land is currently vacant and not actively utilised, and under the existing zoning framework has limited capacity to contribute to the urban form or function of the settlement. As such, it does not make a meaningful contribution to local character values. The site has not been identified as having any heritage significance.

Strategic Direction G2.4 Enhance social inclusion.

Planners Response:

The provision of residential land does not directly relate to Social Inclusion, however, it is noted the proposal will provide for Low Density Residential Options with a high degree of pedestrian connectivity and in close proximity to social infrastructure such as the Port Dalrymple School and Sports Complex.

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

Planners Response:

The subject site does not compromise the regions environmental assets and values.

Strategic Direction G3.2

Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

Planners Response:

The proposal supports sustainable development through more efficient use of existing infrastructure assets.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.

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Strategic Direction G34.1 Advance regional leadership.

Planners Response:

The proposal is for the moderate provision of additional residential land and does not directly relate to the above direction.

Section E of the RLUS sets out the regional policies and key planning policies and actions. The following are considered to be particularly relevant.

REGIONAL SETTLEMENT NETWORK POLICY

Policy	Action
<p>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN-A1 Provide an adequate supply of well located and serviced residential land to meet projected demand. Landowners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in Urban Growth Areas identified as: Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor.</p> <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> <p>RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</p> <p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.</p> <p>RSN-A6</p>

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	<p>Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or ‘Brownfield’ areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>
<p>RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.</p>	<p>RSN-A9 Undertake a regional dwelling yield analysis.</p>

Planners Response:

The proposed General Residential Zone is located on the peripheries of the existing urban settlement and maximises the utility of existing infrastructure in the vicinity. This portion of the site is within the Urban Growth Areas identified in the NTRLUS and does not constitute a new settlement.

George Town has a demonstrated need for additional housing with rates of development substantially increasing in recent years. However, economic constraints on larger greenfield subdivisions has resulted in a large number of subdivisions not progressing. The proposed development provides a cost effective means to address the immediate demand for housing while the barriers prohibiting other infill developments are resolved.

Further detailed planning is not considered warranted in this instance due to the relatively small scale of the proposal and established road reserve network. The planning scheme is considered sufficient to manage future development of the land.

The proposed development provides flexibility for the settlement, providing opportunities for lifestyle lots on the peripheries of the settlement and reducing pressures currently supporting the continuance of lifestyle allotments in more central areas of George Town, such as Edgar Street and Mary Street, which are closer to both primary and secondary activity centres.

The proposed development utilises existing infrastructure and does not require significant upgrades or network planning.

The Low Density Zone, suitable for lifestyle allotments is located outside of the Urban Growth Area consistent with RSN-A8 and provides for a development mix supporting graduation and transition to areas outside of the settlement.

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A regional dwelling yield analysis has been undertaken with reference to the Northern Tasmania Residential Demand and Supply Study prepared for the Northern Tasmania Development Corporation (Remplan, 2024). The study identifies that George Town has an adequate overall supply of residential land to meet projected demand, subject to the timely release of vacant land held in both private and public ownership. It also notes that government, through Homes Tasmania, plays a role in facilitating the delivery of affordable housing land.

Notwithstanding this, a significant proportion of land suitable for development remains in private ownership and has not progressed for extended periods. Accordingly, the actual availability of residential land is dependent on the timing of release by both private landowners and government.

The subject site is a privately held parcel, and its rezoning and subsequent subdivision would contribute to the release of additional residential land, assisting in responding to the recent increase in demand for affordable housing in George Town.

RSN-P5
 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.

RSN-A10
 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.

Planners Response:

The proposed development is located on the peripheries of the settlement. The proposed densities are suitable considering the distance from the activity centre. While diversity of dwellings is supported by the proposal, in this instance the provision will meet the demand for lower densities in an appropriate location.

The proposed zoning will assist in defining and consolidating the urban edge of the township, reinforcing both the physical and perceived urban boundary. While areas of Future Urban Zone remain, the subject site occupies a position that will establish a clear and legible edge to the settlement, with remaining gaps able to be addressed over time through infill development.

This outcome will provide greater certainty regarding the extent and form of urban growth in George Town.

RSN-P7
 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.

Encourage well-designed new urban communities through detailed planning provisions. RSN-A13 Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.

Planners Response:

The proposed rezoning provides for a diversity in housing types and is directly linked to the existing pedestrian network and a collector road.

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<p>RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p> <p>RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</p> <p>RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p>	<p>RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors</p>
<p>Planners Response:</p> <p>RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character. RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p>	
<p>RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</p> <p>RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</p>	<p>RSN-A16 Promote the region’s Activity Centre Network and multi functional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</p>
<p>Planners Response:</p> <p>The subject land is located on the peripheries of the settlement. The proposed density is suitable for the locality and has an appropriate level of access to the existing road and pedestrian network, with high connectivity with local destinations including Port Dalrymple School and the nearby Sports Complex. The site is also in close proximity to a collector road, providing relatively direct access to the activity centre.</p>	
<p>RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</p>	<p>RSN-A19 Review the community needs for housing provision and affordability.</p>

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Planners Response:

The proposal provides for a variety of housing options, including lower density lots in an appropriate location. Additional low density lots reduces pressures placed on existing and better located General Residential Zone land to provide for larger lots.

Recent work undertaken by Remplan as part of a commissioned Housing Strategy, indicates that affordability in George Town has fallen significantly in the past 5 years. Additional supply and appropriate densities in appropriate locations supports higher density developments closer to the activity centre.

REGIONAL ACTIVITY CENTRE NETWORK POLICY

Specific Policies and Actions	
Policy	Action
<p>RAC-P1 Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</p>	<p>RAC-A1 Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</p> <p>RAC-A2 Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>
<p>Planners Response:</p> <p>George Town is identified in the NTRLUS as a District Service Centre. The proposed amendment supports this role and does not compromise the settlement hierarchy. The proposal does not contribute to decentralization.</p>	
<p>RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.</p>	<p>RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.</p>
<p>Planners Response:</p> <p>The proposed rezoning and subdivision will facilitate additional residential development, supporting population growth and contributing to the ongoing viability of the community. This outcome is consistent with the objectives of the George Town Community Strategic Plan and Annual Plan, both of which identify population growth as a key priority.</p>	

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REGIONAL INFRASTRUCTURE NETWORK POLICY

Specific Policies and Actions	
Policy	Action
RIN-P6 Facilitate and encourage active modes of transport through land use planning.	RIN-A17 Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.
Planners Response:	
The proposal does not compromise active transport networks, which are guided by the existing network of road reserves. The proposed road stub maintains permeability to the balanced land.	

REGIONAL ENVIRONMENT POLICY

Specific Policies and Actions	
Policy	Action
BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.
BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy	BNV-A02 Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.
	BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.
	BNV-A04 Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.
	BNV-A05 Further investigate regional biodiversity: • To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats; • priority vegetation communities; and the number and status of vulnerable and threatened species; • Provide for use and development to be carried out in a manner that assists the protection of biodiversity by - - Minimising native vegetation and habitat loss

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	or degradation. - Appropriately locating buildings and works. • - To develop a methodology that defines triggers and priorities for important habitat in assessing development.
Planners Response:	
The subject site is highly disturbed and largely cleared of native vegetation. The application is accompanied by a detailed Natural Values assessment demonstrating the site has minimal natural values.	

SOCIAL INFRASTRUCTURE AND COMMUNITY POLICY

Specific Policies and Actions	
Policy	Action
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites.
Planners Response:	
The subject site has not been identified as having any heritage significance.	

11. PLANNING PERMIT APPLICATION ASSESMENT – DA 2026/4

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

- 8.0 General Residential Zone
- 10.0 Low Density Residential Zone
- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C12.0 Flood Prone Areas Hazard Code
- C13.0 Bushfire Prone Areas Hazard Code
- C16.0 Safeguarding of Airports Code.

10.1 Use Class

The application is assessed against the standards of the General Residential and Low Density Residential. The application is for subdivision, a form of development which is not required to be classified into a use class as per Clause 6.2.6 of the Tasmanian Planning scheme-George Town.

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In this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

10.2 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

<p>8.0 General Residential Zone</p>
<p>8.1 Zone Purpose</p> <p>The purpose of the General Residential Zone is:</p> <p>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.</p> <p>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>8.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none">(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. <p>8.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>
<p>Planners Comments:</p> <p>The proposed subdivision is consistent with the purpose of the General Residential Zone. The subdivision provides for 20 lots & balance within the General Residential Zone, of a residential scale, with provision of road access, water, sewage and stormwater services.</p> <p>The lots are located on the periphery of the existing urban area, in close proximity to the Blue Gum Park recreation grounds and with nearby access to a minor collector road linking to the Macquarie Street Activity Centre.</p>

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The proposal does not specifically provide for non-residential uses or visitor accommodation.

The proposed subdivision is consistent with the purpose of the General Residential Zone.

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.

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

Planners Comments:

The proposed subdivision is consistent with the purpose of the Low Density Residential Zone. The subdivision provides for a single large balance lot in the Low Density Residential Zone which is not currently serviced with reticulated sewer.

The application does not include any non-residential uses or visitor accommodation.

The proposed development is consistent with the intent of the Low Density Residential Zone.

Performance Criteria assessment.

8.0 General Residential Zone

8.6.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
A1	P1

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<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m² 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 8.4.2 A1, A2 and A3, and 8.5.1 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 8.4.2 A1, A2 and A3, and 8.5.1 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>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) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p>
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Planners Response:

The development relies on Performance Criteria as lots 18 and 11 are both burdened by 3m wide easements and have a frontage of 12m, confirming the 3m wide easement encroaches on the 10mx15m building envelope. Both lots are relatively deep and have a building area 9m x36m capable of achieving the Acceptable Solutions for setbacks and free of encumbrances. This area is still considered to provide reasonable opportunity for the development of a single dwelling. The varied lot size contributes to housing diversity by providing a smaller lot capable of being developed with a smaller dwelling to accommodate a smaller household.

The topography of the site is relatively flat and does not further limit development potential. The identified building area has also been assessed as being capable of achieving BAL 19 within the boundaries of the site. There are no other natural hazards identified that would further hinder development.

The significant depth of the lot provides reasonable opportunity for open space and areas of the title encumbered by easements will not limit the size or location of open space.

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The narrower building envelope will favour development down the lot away from the frontage. This pattern of development varies from other dwellings in the vicinity, which are generally constructed across the lot with large forward and rear yards. The traditional pattern of development has delivered an oversupply of 3 and 4 bedroom dwellings on large lots. Although the built form will be different, the proposed lots represent an opportunity to support the diversification of housing, creating a lot that is suitable for a smaller scale of development.

It is noted that the area of the land occupied by easements is still capable of functioning as parking and private open space and can meaningfully contribute to residential use and development.

Proposed Lots 18 and 11 have an appropriate area and dimensions available for residential development, free from hazards and orientated to maximise solar access consistent with the objective.

All other lots comply with the Acceptable Solutions.

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

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common

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	<p>boundaries with adjoining land, to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</p> <p>(f) access to public transport;</p> <p>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) the need to provide 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>;</p> <p>(i) the topography of the site; and</p> <p>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
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Planners Response:

While the proposed development does not include a road, lot 101 is intended to accommodate a future road, allowing for greater permeability to the balance to allow for future subdivision potential to be realised. It is prudent to consider the location of this access for the future development of a road in the future.

Council has adopted the George Town & Low Head Road Network Plan 2025. While this plan identifies the road reserve extending from Keystone Drive as a potential future minor collector road, the plan does not identify the road lot as serving any integral function for the road network and the efficient movement of vehicles through the urban area. However, as a local road, the proposed road lot will provide reasonable opportunity to access the interior of the land. As most destinations in George Town are to the south of the site, the access serves to facilitate the southward movement of traffic towards Arnold Street (collector road) or towards Keystone Drive (future minor collector).

With respect to pedestrian movements, Lot 101, provides for the southward, and northward, movement of pedestrians towards key destinations, including the Sports Complex, Port Dalrymple School, the IGA local business hub via Davies Street and active transport routes to the town centre. With respect to the southward movement of pedestrians, the proposed road lot is sufficient. Future development of the balance will require further consideration of east/west movements, providing direct access to Arnold Street and to future open space indicated to the west of Arnold Street in Council's George Town Open Space Network Plan 2025.

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The location of the proposed road lot is considered to facilitate appropriate access to the balance land to the north, contributing positively to pedestrian connectivity and the permeability of the network. The road contributes to the safe, convenient and efficient movement of pedestrians and vehicles.

12. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure Department.

The following advice has been provided.

It is advised that the proposed development is acceptable from an engineering perspective, subject to the inclusion of appropriate conditions on any Planning Permit.

In summary, the development will require:

- *Submission of detailed engineering design drawings for all associated civil works (including stormwater, access, and services) for Council approval prior to commencement of works.*
- *Preparation of a Stormwater Management Plan demonstrating no adverse impact on downstream properties or infrastructure, including appropriate mitigation measures where required.*
- *Provision of compliant vehicle crossovers for each lot, including upgrades of the existing access to the balance lot.*
- *Provision of street trees within the road reserve, appropriately coordinated with services.*
- *Provision for a suitably located and sized services easement be provided to service all proposed lots, including provision for stormwater and other utilities.*
- *The submitted Traffic Impact Assessment (TIA) is considered satisfactory. It indicates that the development will generate a low volume of additional traffic, which is not expected to adversely impact the operation or safety of Stonehouse Street or the surrounding road network. The minor increase in traffic can be accommodated within the existing road infrastructure, and no upgrades to the frontage or connecting roads are required.*

Planners Response: Conditions relating to the above matters have been developed in conjunction with Council's Infrastructure Officers and are included in the recommendation.

External Referrals

TasWater

A referral was issued to TasWater in accordance with Section 56S - *Water and Sewerage Industry Act 2008*.

TasWater provided a Submission to Planning Authority Notice (TWDA 2026 00127-GTC) with conditions and advice.

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Planners Response: The SPAN has been referenced in the recommended conditions should Council approve the Development Application.

TasNetworks

A referral was issued to TasNetworks.

A response was received by Council's Planning Department on 24/02/2024.

The following advice was provided –

Based on the information provided, the proposed development is not anticipated to impact the operations of TasNetworks.

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry

Planners Response: TasNetwork's advice is reiterated in the permit Notes within the recommendation.

Tasmanian Gas Pipeline

A referral was issued to the Tasmanian Gas Pipeline Pty Ltd.

A response was received by Council's Planning Department on 24/02/2026.

The following advice was provided –

In accordance with the Gas Industry Act (2019) section 50(1b), Tasmanian Gas

Pipeline Pty Ltd (TGPPL) has reviewed and has no objection with the above application.

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the

pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities

If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

Planners Response: The Tasmanian Gas Pipeline Pty. Ltd.'s advice is reiterated in the permit Notes within the recommendation.

11. SERVICES

Road

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The property has frontage on Arnold Street and Stonehouse Street. All of the proposed lots have direct frontage to a public road.

Sewer

The proposed residential lots have access to sewer.

Water

The land is serviced by reticulated water. All lots in the General Residential Zone will be connected to water.

Stormwater

All lots within the General Residential Zone will be connected to reticulated stormwater. The balance has capacity within the property for onsite management.

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 (with the exception of a deemed easement as per the advice of TasNewtworks).

Part V Agreements:

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

Covenants:

The Schedule of Easements contains a covenant relating to drainage:

1. *Not to erect, install or amend any drainage pipes or drainage dissipaters on such lot or any part thereof which cause or may cause any stormwater to enter or cause damage to any adjoining lot, without the consent of the adjoining owner.*

Private covenants have limited relevance to an assessment against the planning scheme. However, it is noted that the development proposes connections to the reticulated stormwater system and does not conflict with the covenant. It is also noted that the scheme amendment proposal does not inherently conflict with the covenant.

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*.

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is required for this proposal.

The development will result in 20 new residential lots and the rezone will generate potential for up to 44 lots in the Low Density Residential Zone. The proposal will support an increase in housing and an increase in population likely to result in a significant increase in demand for open space.

Council's George Town Open Space Network Plan (2025) indicates that there is an undersupply of social family recreation space accessible to the subject land and indicates a potential location for open space to the west of the subject site.

As there is a significant increase in demand and a deficiency in open space in the vicinity, but no immediate need for open space on the subject land, it is recommended that a cash contribution be made in lieu of open space equivalent to 5% of the value of lots 1-20. Lot 200 has sufficient space within the title to provide for the recreational needs of the residents and further opportunity to require a contribution will generally be available if/when an application for further subdivision is received.

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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.

The State Policies have previously been discussed relative to the proposed scheme amendment.

14. ALTERNATIVE OPTIONS

AMD 2026/01

Council can agree to:

- initiate the amendment to the George Town LPS as proposed;
- refuse initiate the amendment; or
- refuse to initiate the amendment but replace it with an alternative amendment more consistent with the LPS Criteria.

DA 2026/4

Council can approve:

- approve the application subject to the recommendations;
- approve the application with alternative conditions; or
- refuse the application with appropriate grounds.

It is also noted that the proposed scheme amendment is required to facilitate the development. A decision not to initiate the amendment will effectively prohibit the development.

15. CONCLUSION

The proposed amendment is generally supported. The application of the General Residential Zone is consistent with the urban growth boundaries identified in the Northern Regional Land Use Strategy (NRLUS). While the land is currently zoned Rural, it is located within the logical settlement boundary, is partially serviced to an urban standard, and adjoins existing residential development. The proposal therefore represents a logical consolidation and rounding off of the existing settlement pattern, rather than an outward expansion.

The scale of the proposal is modest and is unlikely to have any material impact on broader residential land supply. However, it will provide an opportunity to meet short to medium term housing demand within a serviced and accessible location.

While there is potential for a greater portion of the land to be serviced and transitioned to the General Residential Zone, this is not considered necessary at this stage, having regard to the extent of land identified within the Future Urban Zone and the peripheral location of the site. The application of the Low Density Residential Zone to part of the land represents an appropriate long-term outcome, providing a transition between the urban area and surrounding rural land. It is reasonable for Council to consider refinement of the boundary between the General Residential and Low Density Residential Zones, or for a portion of the land to remain within the Future Urban Zone pending further strategic justification.

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Overall, the proposal is considered to satisfy the relevant criteria under section 34 of the Land Use Planning and Approvals Act 1993, and initiation of the amendment is recommended to enable further assessment and consideration by the community and the Tasmanian Planning Commission.

Pending approval to rezone the Stonehouse Street frontage to the General Residential Zone, the application for development for Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2), 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

Motion 1

That Council, pursuant to Section 37 and 38 of *The Land Use Planning and Approvals Act 1993*, agrees to and initiates scheme amendment AMD 2026/01 to the George Town Local Provision Schedule to:

1. Rezone the southern portion of 1 Stonehouse Street, George Town (CT 143259/2) from Future Urban Zone to General Residential Zone;
2. Rezone the northern portion/balance of 1 Stonehouse Street George Town (CT 143259/2) from Future Urban Zone to Low Density Residential Zone; and
3. Remove the Priority Vegetation Area Overlay from 1 Stonehouse Street, George Town (CT 143259/2)

As illustrated in the attached draft Instrument of Certification.

Motion 2

That the application for use and development, Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2) 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) Woolcott Land Services, job no. L240128, Sheets 1 & 2, dated 23 February 2026;
- b) Woolcott Land Services, job no. L240128, S.40T Planning Scheme Amendment-Supporting Report, dated December 2025;
- c) Woolcott Land Services, Bushfire Hazard Report, January 2026;
- d) Collective Consulting, Infrastructure Report, dated December 2025;
- e) Collective Consulting, project no. 256025, Drawing No. COV-C, C011, C101, C501, dated 11 December 2025;

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- f) Midson Traffic Pty Ltd, Stonehouse Street Rezoning and Subdivision, George Town Traffic Impact Assessment, dated August 2025;

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. 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 & Operations. Such drawings and specifications must include the following:

- a) All infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:
- i. Roads, crossovers and reticulated drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. Reticulated water and sewage;
 - iv. Electricity infrastructure including street lighting;
 - v. Communications infrastructure.
- b) All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development.
- c) The Stormwater Management Plan must demonstrate that:
- i. Post-development peak flows do not exceed pre-development flows for the 10% AEP event, based on a minimum 60% impervious area.
 - ii. Should modelling demonstrate insufficient capacity of the existing stormwater system on Stonehouse Street, or downstream to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue. Acceptable solutions may include:
 - a. Onsite detention to reduce the peak runoff discharge to the Stonehouse Street system; or
 - b. Upgrading the downstream stormwater network to an appropriate extent to ensure adequate capacity. The cost of upgrading the existing drainage system is to be borne by the developer.
 - iii. Hydrologic and hydraulic modelling, including supporting calculations and assumptions, covering the entire development site and downstream drainage network to an appropriate extent, in accordance with Australian Rainfall and Runoff (ARR 2019).
 - iv. Details of the minor stormwater drainage system, including pipe layout, pits, inlet structures, and outfalls.
 - v. Mapping of overland flow paths, that the major drainage system safely conveys the 1% AEP event plus climate change allowance without adverse impacts to downstream properties

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- vi. Details of the detention system (if required), including sizing & capacity, inlet and outlet control, and geometry (depth, area, and batter slopes).
 - vii. All stormwater discharge points must be designed to prevent erosion, scour and nuisance to adjoining properties, and must be to the satisfaction of Council.
- d) Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
- e) A landscape plan must be submitted showing a minimum of one street tree per lot, with spacing between tree centres not exceeding 20m. Where practicable, a minimum 1.5 m clearance from the tree trunk must be maintained free of services, crossovers, footpaths and electrical infrastructure. Street trees are to be located to avoid conflicts with existing and future infrastructure, with provision made during service installation (e.g. sewer, water and telecommunications) to ensure adequate space for planting. Tree species must be approved by Council's Director Infrastructure & Operations.
- f) All public infrastructures are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure & Operations. The Guidelines are available at www.lgat.tas.gov.au
- g) 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.
- h) 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.
- i) 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 & Operations.

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

Once approved by Council's Director Infrastructure & Operations, 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.

3. CONSTRUCTION OF WORKS

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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 & Operations in accordance with Condition 2.

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 & Operations.

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.

4. WORKS REQUIRED FOR EACH LOT IN A STAGE

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure & Operations.

Prior to the sealing of the Final Plan, each lot in a stage must be provided with the following infrastructure and/or services:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot;
- b) A sealed vehicular crossing and driveway from the public road to the property boundary;
- c) A stormwater connection to the public drainage system where required;
- d) Access to electricity and communications infrastructure.

All works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure & Operations.

5. 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 & Operations. 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 directly or indirectly into Council's drains and watercourses; and
- d) noise,

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

6. 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

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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 (relative to each stage) in the approved plan of subdivision, excluding the balance lot (lot 200).

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 lodgment 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.

7. TRANSFER OF ROAD LOT

The ROAD Lots (Lots 101 and 102) are to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

8. 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.

9. VEHICULAR CROSSOVERS

Prior to the sealing of the Final Plan, driveway crossovers for each lot must be constructed in accordance with the endorsed plans and Tasmanian Standard Drawing TSD-R09-v3, to Council's satisfaction. All crossings are to be sealed from the road edge to the property boundary with either minimum 35 mm asphalt or 150 mm concrete.

10. EASEMENTS

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.

A bushfire hazard management easement is to be provided on the Balance land in accordance with the Endorsed Bushfire Hazard Management Plan.

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11. COVENANTS

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.

12. TASWATER

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2026/00127-GTC attached).

13. 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.

14. 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 Director Infrastructure & Operations.

Permit Notes

1. This permit was issued based on the proposal documents submitted for AMD 2026/1 / DA 2026/4. You should contact Council with any other use or development, as it may require separate approval of Council. Councils 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
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

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

3. The following advice is provided by TasNetworks:

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? -](#)

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[TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select “connections” when making the enquiry

4. The following advice is provided by the Tasmanian Gas Pipeline Pty Ltd:

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities. If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

5. This permit takes effect after:

- i. The issuing of a decision by the Tasmanian Planning Commission
- ii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
- iii. any other required approvals under this or any other Act are granted

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 relics from destruction,

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- 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.
11. If this development application has been subject to the advertisement process, 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 MARCH AND APRIL 2026

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 22 April 2026
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 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*.

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 24 MARCH 2026

- Planning and Building Update
- Capital Works Update
- Agenda Review
- George Town Housing Strategy Briefing (REMPAN)
- Rating Update
- Governance Issues

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

Apologies: Deputy Mayor Greg Dawson
General Manager

In Attendance: Acting General Manager
Director Corporate & Community
Senior Executive Assistant & Governance Officer
Administrative Officer – Governance
Senior Town Planner
Coordinator Development Services

Guest: Representative from REMPLAN

TUESDAY 14 APRIL 2026

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- Tamar NRM Presentation
- Unconfirmed Minutes of the Ordinary Council meeting held on the 24 March 2026
- Unconfirmed Minutes of the Closed Ordinary Council meeting held on the 24 March 2026
- Low Head Open Space Update
- Community Consultation: Community Engagement Policy Update
- Council buildings solar panel tender
- Fraud Policy
- Review of Rating Policy
- Consideration Re: Lease Agreements – Private Business Signage and Infrastructure Within Council's Road Reserves
- Weymouth Recreation Concept Plan
- Procurement Policies Review
- Aquatic Centre Carpark/Landscaping
- Governance
 - Community Consultation: Renewal Energy Community Benefit Scheme Discussion Paper
 - Bell Bay Wind Farm Project – Community Reference Group Expression of Interest
- Councillors/General Manager Discussions

Present: Acting Mayor Greg Dawson, Cr Winston Archer,
Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Mayor Greg Kieser
Cr Heather Ashley
Cr Tim Harris

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Operations
Administrative Officer - Governance
Team Leader – Development Services
Senior Planner
Project Manager
Communications Officer

Guest: Tamar NRM Representatives

TUESDAY 21 APRIL 2026

- Budget Workshop No. 2

Present: Acting Mayor Greg Dawson, Cr Winston Archer,

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Cr Heather Ashley, Cr Tim Harris, Cr Simone Lowe,
Cr Winston Mason, Cr Jason Orr

Apologies: Mayor Greg Kieser

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Operations
Director Strategy, Performance & Development
Senior Executive Support & Governance Officer

Guest: Nil.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025.

RISK CONSIDERATIONS

This report is provided in accordance with *Local Government (Meeting Procedures) Regulations 2025, Section 10(3)(c)*. Risk implications are therefore considered to be low.

FINANCIAL IMPLICATIONS

Financial implications are considered low.

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 2024-2030.

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:

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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 24 March 2026, 14 April and 21 April 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

9.1 PROCUREMENT POLICIES REVIEW

REPORT AUTHOR:	Director Infrastructure & Development - Mr A. McCarthy
REPORT DATE:	28 April 2026
FILE NO:	14.36
ATTACHMENTS:	<ol style="list-style-type: none">1. GTC C 24 Procurement Policy [9.1.1 - 9 pages]2. GTC C 19 Code for Tenders and Contracts Policy [9.1.2 - 23 pages]3. 011 2026 Non Tendering Procurement Procedure Under 250000 (7) [9.1.3 - 10 pages]

SUMMARY

The purpose of this report is to provide Council with the following policies for consideration and approval.

1. Procurement Policy (GTC-C-24)
2. Code for Tenders & Contracts (GTC-C-19)

BACKGROUND

The above procurement policies establish how George Town Council conducts its procurement activities in compliance with its legislative obligations under the *Local Government Act 1993* and the *Local Government (General) Regulations 2025*.

The Procurement Policy (GTC-C-24) is a new overarching Council policy framework that formalises the process by which George Town Council procures all goods, services, and works, with the aim of achieving optimal organisational and community outcomes.

The Code for Tenders and Contracts is a Council policy that governs all tendering processes for goods or services valued above \$250,000 (excluding GST). This policy is currently in effect under GTC-2. It is renumbered to GTC-C-19 to align with Council's broader policy naming conventions.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities
 - i. Communities have skilled leaders and contemporary leadership practices that guide change and manage complexity

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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- Local Government Act 1993 (Tas) – Sections 333A and 333B.
- Local Government (General) Regulations 2025 – Regulations 24–29.
- Financial Management Act 2016.
- Competition and Consumer Act 2010.

RISK CONSIDERATIONS

The Procurement Policy aligns with the objectives and strategies of the George Town Council Risk Management Policy and Risk Management Strategy. Procurement decisions will be made with due consideration of risks including supply chain, financial, legal, environmental and reputational risks.

All procurement activities will have regard to risk in determining the appropriate procurement method, the weighting of evaluation criteria, and the terms of contract.

FINANCIAL IMPLICATIONS

There are no financial implications.

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.

The Draft Policy establishes clear processes and procedures for all stakeholders, both internal and external, who wish to be involved in or engaging with Council's procurement activities.

CONSULTATION

Consultation has been limited to a Council Workshop briefing on 14 April 2026.

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

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The Procurement Policy (GTC-C-24) is a new policy that sets out an overarching procurement strategy for George Town Council. The Code for Tenders and Contracts (renamed to GTC-C-19) is an existing policy currently undergoing review.

The current Code for Tenders and Contracts (GTC-2) sets a procurement threshold of \$150,000 (excluding GST), above which all projects must be publicly tendered.

The revised Code for Tenders and Contracts (GTC-C-19) proposes an increased threshold limit of \$250,000 consistent with *Section 24(1)* of the *Local Government (General) Regulations 2025*.

The proposed threshold takes into account the rising costs of services and goods. For example, the supply and installation of concrete footpaths typically ranged between \$90-\$120 per square metre when the existing threshold was set. Currently, comparable works are in the order of \$200-\$250 per square metre. This trend is consistent across the construction sector more broadly, with notable increases in products such as bitumen, quarry materials, steel, and plumbing.

The increase in procurement threshold improves efficiency by reducing the administrative burden for contractors for mid-value works, allowing faster project delivery, as well as the better utilisation of staff resources.

Therefore, given the significant increase in the cost of goods and services, along with the opportunity to improve efficiency in project delivery, it is considered reasonable to increase the threshold to \$250,000 (excl. GST). This approach is consistent with that adopted by several northern councils, including Break O'Day Council, Dorset Council, City of Launceston, Meander Valley Council, and Northern Midlands Council.

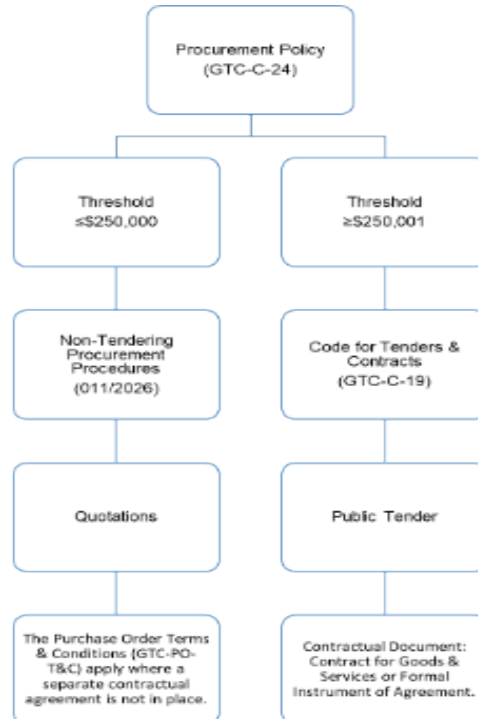
Non-tendering purchases:

The current Code for Tenders and Contracts was developed primarily to govern formal tendering processes. In the absence of a dedicated policy, it has historically been used as a reference for non-tendered procurement activities, such as for the purchase of goods and services below Council's current threshold of \$150,000. However, given its focus on tender-based procurement, the Code does not provide sufficient guidance for below-threshold procurement activities.

A Non-Tendering Procurement Procedure (011/2026) has been developed to govern all procurement activities below the tendering threshold of \$250,000. The procedure further formalises the processes and delegation of approvals where no Contract for Goods & Services or Formal Instrument of Agreement is required.

The chart below illustrates the hierarchy of procurement documents and the pathways to be followed depending on the applicable budget threshold.

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OFFICER’S RECOMMENDATION

That Council:

1. Adopts the proposed Procurement Policy (GTC-C-24) and Code for Tenders & Contracts (GTC-C-19), effective 28 April 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

10 CORPORATE AND COMMUNITY

10.1 GEORGE TOWN COUNCIL AUDIT PANEL COMMITTEE CONFIRMED MINUTES

REPORT AUTHOR:	Director – Corporate and Community – Mrs. C Hyde
REPORT DATE:	13 April 2026
FILE NO:	29.11
ATTACHMENTS:	1. 2026 03 18 Audit Panel Confirmed Minutes [10.1.1 - 4 pages]

SUMMARY

This report is to provide Council with a copy of the confirmed Audit Panel Minutes from the meeting dated 18 March 2026, in accordance with the George Town Council Audit Panel Charter.

BACKGROUND

George Town Council Audit Panel meets quarterly to consider reports presented by Council Officers in line with the adopted and Council endorsed Audit Panel Annual Work Plan. In accordance with the George Town Council Audit Panel Charter, meeting minutes of the Audit Panel are to be presented to Council at an ordinary Council meeting.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation

- i. Community views are heard through skilled, trusted and inclusive community engagement processes.

Future Direction Four - Leadership and Accountable Governance

31. Positive and productive working relationship with all levels of government and their agencies

- ii. The outcomes and directions sought by all levels of government are understood.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The Local Government Act 1993.

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The Local Government (Audit Panels) Order 2014 Statutory Rules 2014.
George Town Audit Panel Charter.

RISK CONSIDERATIONS

No risks are identified.

FINANCIAL IMPLICATIONS

Costs associated with the Audit Panel are included in the operational budget of Council.

CONSULTATION

The minutes are confirmed by the Audit Panel Committee on 18 March 2026.

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

Confirmed minutes are provided for the information of Council in accordance with the Audit Panel Charter. Minutes were approved via circular email and will be formally adopted at the June meeting of Audit Panel.

OFFICER'S RECOMMENDATION

That Council:

1. Receives and notes the Minutes of the Audit Panel meeting held on 18 March 2026 as an accurate record of that meeting.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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10.2 GTC-C-09 FRAUD PREVENTION CONTROL POLICY REVIEW

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	28 April 2026
FILE NO:	14.13
ATTACHMENTS:	<ol style="list-style-type: none">1. Appendix 1 Draft Fraud Prevention Control Plan [10.2.1 - 14 pages]2. Draft Revised GTC-C-09 Fraud Prevention Control Policy [10.2.2 - 5 pages]3. GT C-9- Fraud- Prevention-and- Control- V 2 Adopted 21-5-19 [10.2.3 - 9 pages]

SUMMARY

To submit the revised Fraud Prevention Control Policy GTC-C-09 to Council for consideration and adoption.

BACKGROUND

Councils Fraud Prevention Control Policy was last reviewed in 2019. The policy has undergone a review in line with current legislation and included a Fraud Prevention and Control Plan to align with contemporary practice.

The Draft Fraud Prevention Control Policy and Plan were reviewed by Audit Panel on 10 December 2025 and pending suggested changes, recommended for endorsement by Council. Those changes have been incorporated into the attached draft. Council workshopped the draft policy and plan at the 10 February 2026, Council workshop, requesting officers to further review the draft policy to incorporate more definitions and reference to the plan in the policy, and to consult with volunteers regarding their responsibilities under the policy and plan. The revised draft policy and plan were presented to Council at workshop on 14 April 2026.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities
 - ii. Council is capable, nimble, well-resourced and responsive

Future Direction Four - Leadership and Accountable Governance

31. Positive and productive working relationship with all levels of government and their agencies
 - ii. The outcomes and directions sought by all level of government are understood

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Future Direction Four - Leadership and Accountable Governance

32. Collaborative working relationships with neighbouring Councils and regional organisations
- i. Positive working relationships exist with neighbouring Councils

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes
- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993
Australian Standards AS 8001:2021- Fraud and Corruption Control
Local Government (Audit Panels) Order 2014
Integrity Commission Act 2009
Code of Conduct
Fraud and Corruption Control Plan
Gifts and Benefits Policy
Public Interest Disclosure Policy

RISK CONSIDERATIONS

Conduct regular assessments to identify potential fraud risks. Utilising tools like surveys and audits to elevate fraud vulnerabilities.

FINANCIAL IMPLICATIONS

Failure to respond to risks of fraudulent activity may result in financial exposure and loss to Council.

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

Revised Policy and Plan have been reviewed by Audit Panel on 10 December 2025, workshopped by Council on 10 February 2026 and 14 April 2026. Discussed at the Bass and Flinders Volunteer meeting on 1 April 2026.

OPTIONS

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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

The existing policy is due for review and as such council officers have updated the policy and plan in line with current legislation and best practice.

The Fraud Prevention Control Policy applies to Council officers, Volunteers, Councillors and others interacting with Council as defined in the policy.

While the revised Fraud Control Plan is considered operational and approved by the General Manager, the Plan has been included as an appendix to the policy for Council's information and in support of the Fraud Prevention Control Policy.

OFFICERS RECOMMENDATION

That Council adopts the revised GTC-C-09 Fraud Prevention Control Policy and Appendix 1 as presented.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

11.1 FEES & CHARGES- COMPLIANCE

REPORT AUTHOR:	Director Organisational Performance & Strategy - Mr R. Dunn
REPORT DATE:	17 April 2026
FILE NO:	45.24
ATTACHMENTS:	Nil

SUMMARY

This report recommends the rate for Environmental Health fees and charges and Dog Registration and Management fees and charges to be set for the budget year 2026/2027.

BACKGROUND

Environmental Health

This report recommends the rate at which Environmental Health fees and charges are to be set for the budget year 2026-27. The Food Business Registration Program operates from 1 July to 30 June each year. The proposed schedule for fees and charges is being brought before Council for approval to enable the new fees and charges to take effect at the commencement of the Food Business Registration Program.

Each year as a part of its budget deliberations, Council sets its fees and charges for several functions. These fees reflect Council's desire to maintain a system of fees and charges based on the user pays principle while also recognising the community service obligation inherent in Environmental Health regulatory functions which change over time. The recommended schedule of fees and charges forms part of this report.

Dog Registration and Management

This report also provides Council with the proposed dog registration and management fees for the 2026/2027 financial year.

Council has authority under the *Dog Control Act 2000* to determine the fees payable for dog registrations and management. The *Local Government (Rates and Charges) Remission Act 1991* provides Council with the ability to provide a reduction in fees across some fee categories to certain members of the community who meet the relevant requirement.

Dog registration fees are set earlier than other Council fees in order to allow Council time to issue registration notices and to provide the opportunity for owners of dogs to re-register their dogs prior to the start of the new financial year.

It is recommended that fees and charges are increased by 5%.

Council's current fee structure provides a financial incentive for early payment of fees by a lower fee for registration of dogs prior to 30th June 2026.

STRATEGIC PLAN

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

Future Direction One - Community Pride

2. All communities take pride in their place
 - ii. Maintaining public spaces so they are clean, tidy and appealing.
 - iii. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation.

Future Direction One - Community Pride

4. Safe and secure communities
 - i. Focusing on prevention.

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

12. Protected local natural landscapes and values
 - i. Caring for our environment.

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.
 - ii. Compliance customer service standards and processes.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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Section 205 of the Local Government Act 1993 as amended states:

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

- a. the use of any property or facility owned, controlled, managed or maintained by the council;*
- b. services supplied at a person's request;*
- c. carrying out work at a person's request;*
- d. providing information or materials, or providing copies of, or extracts from, records of the council;*
- e. any application to the council;*
- f. any license, permit, registration, or authorization granted by the council;*
- g. any other prescribed matter.*

(2) A council may not impose a fee or charge in respect of a matter if –

- a. a fee or charge is prescribed in respect of that matter; or*
- b. this or any other Act provides that a fee or charge is not payable in respect of that matter.*

(3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council

Section 8 (1) of the *Dog Control Act 2000* states:

8 (1) The owner of a dog that is over the age of 6 months must register the dog.

Section 15A(1) of the *Dog Control Act 2000* states:

15A. (1) The owner of a dog that is over 6 months of age must ensure that the dog is implanted in an approved manner with an approved microchip.

Section 80 of the *Dog Control Act 2000* states:

80 Fees

- (1) A council may determine any fees payable under this Act*
- (2) A general manager may –*
 - (a) waive a fee; or*
 - (b) refund part or all of a fee; or*
 - (c) discount a fee.*

RISK CONSIDERATIONS

The following risks have been identified in accordance with Council's adopted Risk Management Framework and Risk Matrix.

A failure to implement a fee schedule is identified as a medium risk as it would have a negative budgetary impact on Council. Implementation of a fee structure will assist to mitigate this risk.

FINANCIAL IMPLICATIONS

Council undertakes responsible operational management by reviewing Environmental Health fees and charges each year to ensure that they are appropriate. Council needs to ensure that the services provided by Council do not have a negative budgetary impact.

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Council currently provides the community with an animal management service which requires Council's Community Compliance Officer to be on-call for emergencies and dangerous situations.

While predominantly focused on education and working with the community on animal management, it should be noted that the duties associated with the Council Community Compliance Officer position provides other services that benefit the community which are not reflected in the revenue collected through annual fees and charges.

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 2024-2030.

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's Environmental Health and Dog Registration and Animal Management fees are set annually as part of the budget process. Any submissions received by Council in relation to Environmental Health fees and charges are considered during this process.

OPTIONS

Council may choose to:

1. Support the proposed fees and charges as presented; or
2. Support the proposed fees and charges with amendment; or
3. Not support the proposed fees and charges.

OFFICER'S COMMENTS

Council officers have considered the fees and charges to achieve a balance of affordability and cost recovery wherever possible. These are listed in the attached tables contained in the Officer Recommendation below.

OFFICER'S RECOMMENDATION

That Council:

1. adopt the below Environmental Health fees and charges for the 2025/2026 financial year; and
2. adopt the Dog Registration and Management fees and charges below for the 2025/2026 financial year.

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Environmental Health

Facility Service	or	Fee Description	GST Inc.	2025/2026 Fees	2026/2027 Fees
Environmental Health					
Food Business Inspection		Additional inspection	N	\$198	\$208
Food Business Notification		Notification Only	N	\$22	\$23
Food Business Registration (FBR) (incl.state wide)		Low risk premises [1]	N	\$176	\$185
Food Business Registration (incl.state wide)		Medium risk premises [2]	N	\$339	\$356
Food Business Registration (incl.state wide)		High Risk premises [3]	N	\$339	\$356
Food Business Registration (incl.state wide)		Late fee	N	FBR + \$52	FBR + \$55
*Food Business Registration (incl. state wide) – New Business (Dec-June)		Low risk premises [1]	N	\$88	\$92
*Food Business Registration (incl. state wide) New Business(Dec-June)		Medium risk premises [2]	N	\$164	\$172
*Food Business Registration (incl. state wide) New Business (Dec-June)		High Risk premises [3]	N	\$164	\$172
Community Organisations and Sporting Clubs		Non Commercial / Charity fee waived	N	\$0.00	\$0.00
Water and Food Sampling		Food Sampling [4]	Y	Laboratory fees plus 15%	Laboratory fees plus 15%

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On-site Wastewater Management System Design Assessment	Subdivision assessment (1 lot)	Y	\$383 + \$52 per additional lot	\$402 + \$55 per additional lot
On-site Wastewater Management System Inspection	Reinspection due to incomplete or faulty work	Y	\$198	\$208
Water Supply Registration (Water Carters, Food Premises, Tourist Accommodation)	Registration as a supplier of bulk potable water, or water from a private source (other than from Taswater). Includes registration, inspection and water sample on costs.	N	\$180 per vehicle/tanker \$180 per food premises \$180 per tourist accom. site	\$189 per vehicle/tanker \$189 per food premises \$189 per tourist accom. site
Public Health	Place of Assembly Licence (new or renewal)	N	\$187	\$196
Public Health	Registration of premises for public health risk activity (e.g. skin penetration)	N	\$181	\$190
Public Health	Registration of a Regulated System (e.g. cooling towers)	N	\$187	\$196
***Pre-purchase	Inspection of Food Business	Y	\$198	\$208

Abatement Notice	Contractor engaged to complete works at cost plus 20%
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Public Health – notes:

- (5) Premises are ranked in accordance with a Risk Classifications System, low risk includes cafes.
- (5) Premises are ranked in accordance with a Risk Classifications System, medium risk includes restaurants.
- (5) Premises are ranked in accordance with a Risk Classifications System, high risk includes nursing homes.
- (5) Does not include costs of analysis.
- (5) Includes connections to Council gravity or low pressure sewer or other special connections
- * Registrations of less than a year - Fee may be reduced by 6% per month for registrations less than 12 months.
- * Refunding fees where business changes hands or closes – Calculate refunds at 6% per month of balance of registration period.

Facility or Service	Fee Description	GST Inc.	2025/2026 Fees	2026/2027 Fees
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Environmental Health				
Food Premises Referral (FORM 42/49)	Fee for provision of form 49 as requested from a Building Surveyor	Y	\$190 + hourly rate for assessment	\$200 + hourly rate for assessment
Food Premises Occupancy Inspection/Report (FORM 50)	Fee for inspection and provision of form 50 as requested from a Building Surveyor	Y	\$190	\$200
Waste Water Referral	Referral from Plumbing surveyor to EHO for assessment of On Site Waste Water system	Y	\$410	\$431
Inspections	Normal inspection costing for quotes. Additional inspections due to failure of booked inspection, resulting in the need for EHO to re-inspect a particular stage.	Y	\$190	\$200
Environmental Health Officer Hourly Rate	Hourly rate for all works that are not covered under specific fees.	Y	\$190	\$200
Place of Assembly Licence	Assessment of and issue of POA licence.	Y	\$190 (waived for NFP groups as in kind support)	\$200 (waived for NFP groups as in kind support)

1. Re-registration of dog on or before 30th June 2026 or first registration of dog reaching the age of 6 months

Category	Fee 2025/2026	Proposed 2026/2027
Whole Dog	\$66	\$69
Desexed Dog	\$31	\$33
Pensioner Concession – Whole Dog	\$31	\$33
Pensioner Concession – Desexed Dog	\$20	\$21
Working Dog	\$31	\$33
Registered Breeding Dog	\$31	\$33
Greyhounds Registered	\$31	\$33
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt

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Guard Dog	\$131	\$138
Dangerous Dog	\$559	\$587

1. Re-Registration of dog after 30 June 2025

Category	Fee 2025/2026	Proposed 2026/2027
Whole Dog	\$92	\$97
Desexed Dog	\$42	\$44
Pensioner Concession – Whole Dog	\$33	\$35
Pensioner Concession – Desexed Dog	\$21	\$22
Working Dog	\$42	\$44
Registered Breeding Dog	\$42	\$44
Greyhounds Registered	\$42	\$44
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt
Guard Dog	\$181	\$190
Dangerous Dog	\$600	\$630
Lifetime Registration – Whole	\$324	\$340
Lifetime Registration – Desexed	\$162	\$170
Lifetime Registration – Pensioner Concession Whole Dog	\$162	\$170
Lifetime Registration – Pensioner Concession Desexed Dog	\$84	\$88
Lifetime Registration – Working Dog	\$162	\$170
Transfer Registration dog registered in other Tasmanian Council – annual registration only	\$14	\$15
Transfer Registration dog registered in other Tasmanian Council – lifetime registration	\$75	\$79

Rules for Lifetime registration – no refunds given for deceased dogs.

Rules for Lifetime registration – no refunds given for transfer to other Local Government Areas.

First time registration may be pro-rated for registrations within three months of the 30 June 2026.

1. Miscellaneous fees

Category	Fee 2025/2026	Proposed 2026/2027
Replacement registration tag	\$14	\$15
Fee for notice of complaint	\$32	\$33
Annual renewal of Kennel licence	\$31	\$33
Kennel licence – 3 to 5 dogs	\$97	\$102

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Kennel licence – more than 5 dogs	\$142	\$149
Newly Declared dangerous dog	–	\$1000
Dangerous dog sign, collar, etc.	\$136	\$143
Surrendered Dog	\$124	\$130
Microchip booked through Council	\$64	\$67

2. Impounding/Release fees

Category	Fee 2025/2026	Proposed 2026/2027
Pound maintenance charge per dog per day	\$51	\$53
Weekend pound maintenance charge per dog per day	–	\$250
Dog release for 1 st seizure of dog	\$83	\$87
Dog release for 2 nd & subsequent seizure of dog	\$205	\$215
Microchip required prior to release when found at large without chip	\$91	\$96

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 21 April 2026

FILE NO: 14.15, 14.11

Mayor Cr Greg Kieser		
March	17	Chaired Council Budget Workshop
	24	ABC Interview
	24	Chaired Council Workshop
	24	Chaired Ordinary Council meeting (Part)
	24	Attended Bell Bay Response Team meeting
	27	AMC Common User Facility Opening
Acting Mayor Cr Greg Dawson		
March	24	Chaired Ordinary Council Meeting (Part)
	27	Attended and spoke on behalf of Council at Cr Heather Barwick's memorial service
April	1	Attended Youth Impact Council meeting
	8	ABC Interview
	8	Tamar FM Interview
	9	Attended LGAT – Mayors and Deputy Mayors Workshop
	10	Attended LGAT General Meeting
	13	Presiding Officer at Citizenship Ceremony
	14	Participated in General Manager's Performance Review Panel meeting
	14	Chaired Council Workshop
	21	Chaired Budget Workshop No. 2
Councillor Jason Orr		
March	25	Visit Northern Tasmania – Local Tourism Forum
	31	DAP – East Tamar Tourism Catch Up
April	13	Tourism Tasmania – Tourism Update

OFFICER'S RECOMMENDATION

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

DECISION

Moved:

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Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

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 24 March 2026

As per the provisions of Regulation 40(6) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.3 Leave of Absence

As per the provisions of Regulation 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.4 Leave of Absence

As per the provisions of Regulation 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.5 Carpark Landscaping Renewal Proposal – George Town Aquatic, Health and Wellbeing Centre

As per the provisions of Regulation 17(2)(e) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.6 Tender Report – RFT 02/2026 - Supply and Installation of Rooftop Solar Photovoltaic Systems

As per the provisions of Regulation 17(2)(e) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.7 EOI - George Town Community Centre (former YMCA Building)

As per the provisions of Regulation 17(2)(h)(i)(ii) of the Local Government (Meeting Procedures) Regulations 2025.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

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For:

Against:

17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Dawson
ACTING MAYOR**