



ORDINARY MEETING OF COUNCIL

ATTACHMENTS TO REPORTS

19 February 2024

CONTENTS:

6.3 Shop Extension & Boundary Adjustment at 53-55, 57 & 59 Wragg Street, Somerset

| | | |
|-------------|--|----|
| Enclosure 1 | Consolidated advertised documents..... | 2 |
| Enclosure 2 | Representation | 47 |
| Enclosure 3 | Signed extension of time | 49 |

9.1 Future of Local Government Review - Final Report Submission

| | | |
|-------------|---|----|
| Enclosure 1 | DRAFT WWC Future of Local Government Submission | 50 |
|-------------|---|----|

9.6 Financial Report For the Period Ended 31 January 2024

| | | |
|-------------|--|----|
| Enclosure 1 | Capital Works Progress Report - January 2024 | 62 |
|-------------|--|----|



DA 328/2023
53-59 Wragg Street SOMERSET

Proposal: Shop Extension & Boundary Adjustment

Discretionary Matter: Setbacks 15.4.2 (P2)

REPRESENTATIONS CLOSE ON:
Monday 8 January 2024

7051361, 2514910, 7051388

| |
|--------------------|
| Documents Enclosed |
| Application Form |
| Site Notice |
| Location Map |
| Titles |
| Planning Report |
| Plans |



APPLICATION FOR PLANNING APPROVAL

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

| | |
|---|---|
| PERMITTED APPLICATION – Assessment and determination of permit application under S58 Land Use Planning and Approvals Act 1993 | \$250.00 plus \$1.20 per \$1,000 of value for use or development |
| DISCRETIONARY APPLICATION – Assessment and determination of a permit application under S57 Land Use Planning and Approvals Act 1993 | \$350.00 plus \$1.55 per \$1,000 of value for use or development plus advertising fee |
| SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for 1 to 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993 | \$350.00 plus \$1.50 per \$1,000 of value for use or development plus advertising fee |
| SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for more than 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993 | \$700.00 plus \$2.00 per \$1,000 of value for use or development plus advertising fee |
| Level 2 "Environmental Activity – Additional charge to permit application" Advertising fee will be reimbursed if no advertising is required | \$470.00 + advertising fee by quote |
| Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for all other fees | |

Is a hard copy of planning permit and endorsed documents required? Yes No ☒

1. Value of work (inc GST) \$1,000,000.00 Contract Price Estimate ☒

2. Development Address 53-59 Wragg Street, Somerset

3. Full Name of Applicant(s) PLA Designs Pty Ltd

Contact Details: Address: PO Box 428, Somerset 7322

Email Address paul@pladesign.com.au Telephone 0407 532 435

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No.....

5.

Where the Applicant is not the Owner

In accordance with Section 52 of the Land Use Planning and Approvals Act 1993 if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.
In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name D & F Properties Pty Ltd and DFM Properties Pty Ltd

Address 53-55 Wragg Street, Telephone Work/Business
Somerset TAS 7322

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I, Paul Allen Full Name of Applicant(s)

of 23 Alberts Road, Somerset Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.
I/We understand that in accordance with Section 52(2) of the Land Use Planning and Approvals Act 1993 a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) Paul Allen

6. Proposed Development (Fully describe intended use of land or premises)

IGA Extension + Boundary Adjustment

7. Supporting Information if necessary to explain special features of the proposal.
(Attach separate sheet if required)

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- ☐ i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ☐ ii. a full description of the proposed use or development;
- ☐ iii. a full description of the manner in which the use or development will operate;
- ☐ iv. a site analysis and site plan at an acceptable scale;
- ☐ v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- ☐ vi. a plan of the proposed landscaping;
- ☐ vii. car parking facilities and capacity;
- ☐ viii. area of clearing of trees and bushland;
- ☐ ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate ☐Title Plan ☐Schedule of Easements ☐

c. Relevant engineering pre-lodgement approvals

Access ☐Stormwater ☐

8. Present use of site and/or buildings – full description

9.

Car Parking

Floor Area

Existing on site

Existing

Total no. proposed

Proposed

Site Area.....m²Totalm²

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY

| | | | |
|-----|--|---|---------------|
| 10. | What days and hours of operation are proposed? | | |
| | Monday to Friday: | From 7 a.m. to 7.30 p.m. | |
| | Saturday | From 7.30 a.m. to 7.30 p.m. | |
| | Sunday | From 7.30 a.m. to 7.30 p.m. | |
| 11. | Number of Employees? | | |
| | Existing..... | | |
| | Proposed..... | | |
| 12. | Vehicles visiting or delivering to or from the site? | | Trips per day |
| | Type | No. | |
| 13. | What type of machinery is to be installed or used | | |
| | Type | No. | |
| | | | |

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
(all applicants to sign)

Paul Allen

Date . 30 November 2023

Form No: I&DS.PLA.008

PO Box 168, WYNYARD 7325
Email: council@warwyn.tas.gov.au

Page 3 of 3

Document Set ID: 1029767
Version: 6, Version Date: 01/07/2021



NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

| | |
|------------------------------|--|
| NO: | DA 328/2023 |
| LOCATION: | 53-59 Wragg Street SOMERSET |
| APPLICANT: | PLA Designs Pty Ltd |
| SCHEME: | Tasmanian Planning Scheme – Waratah-Wynyard |
| ZONING: | General Business |
| USE CLASS: | General retail & hire |
| PROPOSAL: | Shop Extension & Boundary Adjustment |
| DISCRETIONARY MATTER: | Setbacks 15.4.2 (P2) |

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Monday 8 January 2024**.

Dated Wednesday 13 December 2023.

A handwritten signature in black ink, appearing to be 'Shane', written over a light blue circular stamp.

Shane Crawford
GENERAL MANAGER



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 55138 | FOLIO 6 |
| EDITION 6 | DATE OF ISSUE 04-Aug-2017 |

SEARCH DATE : 25-Oct-2017

SEARCH TIME : 08.12 AM

DESCRIPTION OF LAND

Town of SOMERSET

Lot 6 on Diagram 55138 (formerly being 174-35D)

Derivation : Part of 4A-2R-9Ps. Sec. N.1 Gtd. to W.S. Roberts

Prior CT 2688/54

SCHEDULE 1

E101571 TRANSFER to DFM PROPERTIES (TAS) PTY LTD Registered
04-Aug-2017 at noon

SCHEDULE 2

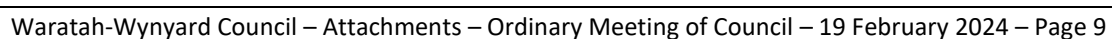
Reservations and conditions in the Crown Grant if any

113767 BOUNDARY FENCES CONDITION in Transfer

E101572 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 04-Aug-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 141835 | FOLIO 1 |
| EDITION 3 | DATE OF ISSUE 09-Aug-2010 |

SEARCH DATE : 29-May-2017

SEARCH TIME : 08.49 AM

DESCRIPTION OF LAND

Town of SOMERSET

Lot 1 on Sealed Plan 141835

Derivation : Part of (Section N.1.) Gtd. to W.s. Roberts. and

Part of Section N.1 Gtd. to W.S. Roberts

Prior CTs 55138/4 and 55138/5

SCHEDULE 1

C809692 TRANSFER to D & F PROPERTIES PTY LTD Registered
28-Aug-2007 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

11396 BOUNDARY FENCES CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

M140883 PRIORITY NOTICE reserving priority for 60 days
TRANSFER ANTHONY LYONS LACEY and PAMELA JOAN LACEY to
D & F PROPERTIES PTY LTD
MORTGAGE D & F PROPERTIES PTY LTD to AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED Lodged by GREG
SMITH on 23-Jul-2007 BP: M140883

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



| | | | | | |
|--|--|---|--|---|--|
| OWNER Anthony Lyons Lacey & Pamela Joan Lacey. | | PLAN OF SURVEY | | REGISTERED NUMBER SP141835 | |
| FOLIO REFERENCE C.T.55138-4 C.T.55138-5 | | BY SURVEYOR B.J. Rollins of PEACOCK, DARCEY & ANDERSON AUTHORISED SURVEYORS 6 QUEEN STREET, BURNIE | | APPROVED EFFECTIVE FROM 30 JUL 2004 | |
| GRANTEE Part of Section N1, (4A-2R-9P), Gfd. to William Samuel Roberts. | | LOCATION TOWN OF SOMERSET | | Recorder of Titles <i>Alice Kawa</i> | |
| SCALE 1:500 | | LENGTHS IN METRES | | Surveyors Ref: 13443 | |
| MAPSHEET MUNICIPAL CODE No 4045-31 (127) | | LAST UPI No 6604706 6604707 | | LAST PLAN No (174/350) | |
| ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | | | | | |

COMPILED PLAN

Search Date: 29 May 2017

Search Time: 08:50 AM

Volume Number: 141835

Revision Number: 01

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



| | |
|---|--|
| <p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p> | <p>Registered Number</p> <p>SP14 1835</p> |
|---|--|

PAGE 1 OF 1. PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements covenants or profits a prendre are created by this Sealed Plan

SIGNED by the Registered Proprietors

in the presence of:

[Signatures]

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|---|
| <p>SUBDIVIDER: A L & P J LACEY</p> <p>FOLIO REF: C/T 55138/4 & C/T 55138/5</p> <p>SOLICITOR & REFERENCE: McGRATH & CO (AS 12496)</p> | <p>PLAN SEALED BY: WARATAH-WYNYARD COUNCIL</p> <p>DATE: 21.01.2003</p> <p>DA 17/2004</p> <p>REF NO. <i>[Signature]</i> Council Delegate General Manager</p> |
| <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p> | |

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 218270 | FOLIO 1 |
| EDITION 6 | DATE OF ISSUE 06-Nov-2008 |

SEARCH DATE : 29-May-2017

SEARCH TIME : 08.48 AM

DESCRIPTION OF LAND

Town of SOMERSET

Lot 1 on Plan 218270

Derivation : Part of 4A-2R-9Ps. Sec. N.1. Gtd. to W.S. Roberts

Prior CT 2668/74

SCHEDULE 1

C886103 TRANSFER to D & F PROPERTIES PTY LTD Registered
06-Nov-2008 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C886104 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 06-Nov-2008 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1489

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol.509 Fol.72



CERTIFICATE OF TITLE

Register Book

| Vol. | Fol. |
|------|------|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |
| 31 | 31 |
| 32 | 32 |
| 33 | 33 |
| 34 | 34 |
| 35 | 35 |
| 36 | 36 |
| 37 | 37 |
| 38 | 38 |
| 39 | 39 |
| 40 | 40 |
| 41 | 41 |
| 42 | 42 |
| 43 | 43 |
| 44 | 44 |
| 45 | 45 |
| 46 | 46 |
| 47 | 47 |
| 48 | 48 |
| 49 | 49 |
| 50 | 50 |
| 51 | 51 |
| 52 | 52 |
| 53 | 53 |
| 54 | 54 |
| 55 | 55 |
| 56 | 56 |
| 57 | 57 |
| 58 | 58 |
| 59 | 59 |
| 60 | 60 |
| 61 | 61 |
| 62 | 62 |
| 63 | 63 |
| 64 | 64 |
| 65 | 65 |
| 66 | 66 |
| 67 | 67 |
| 68 | 68 |
| 69 | 69 |
| 70 | 70 |
| 71 | 71 |
| 72 | 72 |
| 73 | 73 |
| 74 | 74 |
| 75 | 75 |
| 76 | 76 |
| 77 | 77 |
| 78 | 78 |
| 79 | 79 |
| 80 | 80 |
| 81 | 81 |
| 82 | 82 |
| 83 | 83 |
| 84 | 84 |
| 85 | 85 |
| 86 | 86 |
| 87 | 87 |
| 88 | 88 |
| 89 | 89 |
| 90 | 90 |
| 91 | 91 |
| 92 | 92 |
| 93 | 93 |
| 94 | 94 |
| 95 | 95 |
| 96 | 96 |
| 97 | 97 |
| 98 | 98 |
| 99 | 99 |
| 100 | 100 |

2668 74

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mutikins

Recorder of Titles.
DESCRIPTION OF LAND



TOWN OF SOMERSET

THIRTY FIVE PERCHES AND SEVEN TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALBERT WILLIAM COBBING of Somerset, Wate

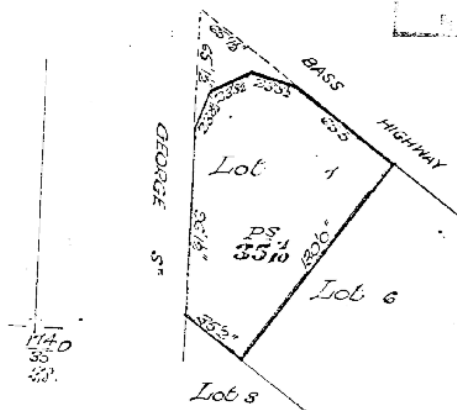
SECOND SCHEDULE (~~Continued~~ overleaf)
NIL.

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

218270



CANCELLED

12 JAN 1995

NEW OF TITLES

Box of 4A-2Rs-9Ps. Sec. N.1. Gtd. to W. S. Roberts Meas. in Ft. & Ins.
 LIME Station, Registered 21 MAY 1970 174/35D

From C.T. Vol.509 Fol.72 Transfer A309724 A. W. Cobbing
" 113765 E. R. Bonney and

Development Application

Use Class: General Retail and Hire

Development: Extension to IGA Building + Boundary Adjustment.

Location: 53-59 Wragg Street, Somerset

Project No: 21112-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman
Date: 23 November 2023

PROPERTY DETAILS:

Location: 53-59 Wragg Street, Somerset
Proposal: Extension to IGA Building and Boundary Adjustment
Use Class: General Retail and Hire
Zoning: General Business
Title Reference: CT:141835/1, CT: 55138/6 & CT: 218270/1
PID: 2514910, 7051361 & 7051388



Image 1: Source: Listmap – Aerial Imagery

Table of Contents

| | | |
|----|--|----|
| 1. | Summary..... | 4 |
| 2. | Background..... | 4 |
| 3. | Proposal..... | 4 |
| 4. | General Provisions..... | 5 |
| | Adjustment of a Boundary..... | 5 |
| 5. | Use Standards..... | 5 |
| | 15.3.1 All uses..... | 5 |
| | 15.3.2 Discretionary Uses – Not applicable..... | 6 |
| | 15.3.3 Retail Impact..... | 7 |
| 6. | Development Standards for Buildings and Works..... | 7 |
| | 15.4.1 Building height..... | 7 |
| | 15.4.2 Setbacks..... | 8 |
| | 15.4.3 Design..... | 10 |
| | 15.4.4 Fencing..... | 11 |
| | 15.4.5 Outdoor storage areas..... | 11 |
| | CODES..... | 12 |
| | C2.0 – Parking and Sustainable Transport Code..... | 12 |
| | C3.0 – Road and Railway Code..... | 19 |
| | C4.0 – Electrical Transmission Infrastructure Protection Code..... | 19 |
| | C5.0 – Telecommunications Code..... | 19 |
| | C6.0 – Local Historic Heritage Code..... | 19 |
| | C7.0 – Natural Assets Code..... | 19 |
| | C8.0 – Scenic Protection Code..... | 19 |
| | C9.0 – Attenuation Code..... | 19 |
| | C10.0 – Coastal Erosion Hazard Code..... | 19 |
| | C11.0 – Coastal Inundation Hazard Code..... | 19 |
| | C12.0 – Flood Prone Areas Code..... | 19 |
| | C13.0 – Bushfire Prone Areas Code..... | 19 |
| | C14.0 – Potentially Contaminated Land Code..... | 19 |
| | C15.0 – Landslip Hazard Code..... | 19 |
| | C10.0 – Safeguarding of Airports Code..... | 19 |

1. Summary

This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme – Waratah-Wynyard. The application is for the extension of the Somerset IGA together with a boundary adjustment between lots. The proposal relates to a General Retail and Hire use, which is a “no permit required” use within the use table. The proposal invokes discretion relative to development standards, which have been addressed within this report.

2. Background

The site operates over three titles, one containing the existing IGA building, with the other two containing carparking areas. The exiting building is sited in the south/eastern corner of the lot, having a total height of 5.460 metres.

3. Proposal

The proposal consists of an extension to the north/western elevation, essentially doubling the size of the building. The new portion of the building will provide for staff amenities, including toilets, lunchroom, outdoor area and offices, while also providing a new kitchen area behind the proposed deli. Additional floor space for stock, together with a new checkout area is provided also. The external finish of the building will be designed to match the existing façade relative to height and design.

4. General Provisions

Adjustment of a Boundary

| | |
|-------|--|
| 7.3.1 | An application for a boundary adjustment is Permitted and a permit must be granted if: <ul style="list-style-type: none"> (a) no additional lots are created; (b) there is only minor change to the relative size, shape and orientation of the existing lots; (c) no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement; (d) no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement; (e) no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and (f) no lot boundary that aligns with a zone boundary will be changed. |
|-------|--|

The proposal requires a small alteration of the boundary to allow for a 3 metres separation, removing the need for a fire rated wall on the boundary. This is considered to be a small alteration between two lots (where no new lots are created), no setback from an existing building will be reduced below the acceptable solution, no lot is reduced below the acceptable solution size and the two lots in question are both zoned General Business. The boundary adjustment is therefore considered to be a permitted portion of the application.

5. Use Standards

| Use Class | |
|-------------------------|--------------------|
| General Retail and Hire | No Permit Required |

| | |
|---|---|
| 15.3.1 All uses | |
| That uses do not cause unreasonable loss of amenity to residential zones. | |
| A1 | P1 |
| Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: <ul style="list-style-type: none"> (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays. | Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions. |
| COMMENT: <i>The proposal does not alter the current hours of operation, which are from 7.30am until 8pm and 8am until 8pm on weekends.</i> | |

| | |
|---|---|
| A2 | P2 |
| External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: | External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: |
| (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones. | (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling. |
| COMMENT: <i>Any proposed external lighting will be designed to comply with A2.</i> | |
| A3 | P3 |
| Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: | Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: |
| (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays. | (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic. |
| COMMENT: <i>Commercial vehicles to and from the site will be within operating hours, achieving compliance with A3.</i> | |

15.3.2 Discretionary Uses – Not applicable.

| 15.3.3 Retail Impact | |
|---|---|
| That retail uses do not compromise or distort the activity centre hierarchy. | |
| A1 | P1 |
| The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not more than 3500m ² per tenancy. | <p>Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> (a) the degree to which the proposed use improves and broadens the commercial or retail choice with the area; (b) the extent that the proposed use impacts on other activity centres; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule. |
| COMMENT: <i>The proposed tenancy has a total tenancy of 952m², achieving compliance with A1.</i> | |

6. Development Standards for Buildings and Works

| 15.4.1 Building height | |
|---|---|
| That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones. | |
| A1 | P1 |
| Building height must be not more than 12m. | <p>Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of adjoining properties and public places. |
| COMMENT: <i>The proposed extension will have a height of 5.460 metres, achieving compliance with A1.</i> | |

| | |
|---|---|
| A2 | P2 |
| Building height: (a) within 10m of a General Residential Zone must not be more than 8.5m; or (b) within 10m of an Inner Residential Zone must not be more than 9.5m. | Building height within 10m of a General Residential Zone or Inner Residential Zone must be consistent with building height on the adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property. |
| COMMENT: <i>The proposed extension will have a height of 5.460 metres, achieving compliance with A1.</i> | |

| | |
|---|--|
| 15.4.2 Setbacks | |
| That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings. | |
| A1 | P1 |
| Buildings must be: (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. | Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: (a) providing small variations in building alignment to break up long building façades; (b) providing variations in building alignment to provide a forecourt space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting. |
| COMMENT: <i>The proposal provides a consistent setback to the frontage as the existing building within the site, together with adjoining development to the south/east, achieving compliance with A1(b).</i> | |

| | |
|---|--|
| A2 | P2 |
| Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater. | Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property. |
| <p>COMMENT: <i>Shadow diagrams provided show the increase in shading from the proposed extension. The land to be impacted is identified as 2 George Street, Somerset. As shown on sheet 11 and 12, the adjacent dwelling is impacted from shading at 9am. From approximately 10am, shading will only impact a non-habitable building within the site. This ensures that the northern fact of the dwelling is free from shading for the entire day with minimal impact to the eastern elevation. For private open space, the main area of utilised private open space looks to be direction adjoining to the northern and eastern portion of the dwelling. This ensures that the area has minimal impact, being only during the early hours of the morning, providing full solar access to this area from 11am.</i> <i>Overlooking is not a concern, the brick wall (without openings) voids any overlooking or privacy concerns. The outdoor area provided for staff will be screened with an 1800mm high fence in this section also. With regard to bulk and scale, this portion of the building will provide between 2.7 and 3.960 metres of wall above the existing 1.5m fence height. The extension provides for 18.8 metres of wall length along the 51-metre boundary, still allowing for the adjoining dwelling to not be directly impacted by bulk and scale, due to the location of the building, sited north/east of the dwelling.</i> <i>The length and height of the extension on this boundary is not dissimilar to that of a residential building. This together with the location of the extension and demonstration of shading impact, shows that the proposal will not create an unreasonable loss of amenity to the adjoining property.</i> <i>For these reasons, the proposal is considered to achieve compliance with the performance criteria and relative objective (b).</i></p> | |
| A3 | P3 |
| Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone. | Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone, or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures. |
| <p>COMMENT: <i>Not applicable.</i> <i>As the existing plant room containing such systems is located on the adjoining title to the east (51A Wragg Street), no additional air extraction, pumping, refrigeration or compressors are proposed within this portion of the building.</i></p> | |

| 15.4.3 Design | |
|---|--|
| That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety, and are compatible with the streetscape. | |
| A1 | P1 |
| <p>New buildings must be designed to satisfy all the following:</p> <ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways. | <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users. |
| <p>COMMENT: <i>Any new mechanical plant, such as air conditioning units, will be contained within the roof. No security shutters or grilles over windows or doors are proposed. External lighting will be extended along the north/eastern elevation and relocated to the north/western elevation of the building, providing continued illumination of the existing pathways and parking areas.</i></p> | |

| A2 | P2 |
|--|--|
| <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: <ul style="list-style-type: none"> (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: <ul style="list-style-type: none"> (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) provide awnings over a public footpath if existing on the site or on adjoining properties. | <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) how the main pedestrian access to the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (d) the need for provision of awnings over a public footpath. |
| <p>COMMENT: <i>As demonstrated by the north/eastern elevation plan, the total area of glazed windows and doors is 69%. The maximum single length of blank wall is 6.5 metres, therefore only 17% of the façade. The proposal is not built to the frontage, therefore no awnings over footpaths exist or are proposed.</i></p> | |

| 15.4.4 Fencing | |
|---|---|
| That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones. | |
| A1 | P1 |
| No Acceptable Solution. | A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: <ul style="list-style-type: none"> (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction. |
| COMMENT: <i>Not applicable.</i> <i>No fencing is proposed as part of this application.</i> | |

| A2 | P2 |
|--|--|
| Common boundary fences with a property in a General Residential Zone or Inner Residential Zone, if not within 4.5m of a frontage, must: <ul style="list-style-type: none"> (a) have a height above existing ground level of not more than 2.1m; and (b) not contain barbed wire. | Common boundary fences with a property in a General Residential Zone or Inner Residential Zone, if not within 4.5m of a frontage, must not cause an unreasonable loss of residential amenity, having regard to: <ul style="list-style-type: none"> (a) their height, design, location and extent; and (b) the proposed materials and construction. |
| COMMENT: <i>Not applicable.</i> <i>No fencing is proposed as part of this application.</i> | |

| 15.4.5 Outdoor storage areas | |
|--|---|
| That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area. | |
| A1 | P1 |
| Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site. | Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity. |
| COMMENT: <i>A screen is provided around the outdoor bin storage area to remove visibility from both Wragg and George Streets.</i> | |

| CODES | |
|---|---|
| C1.0 – Signs Code | N/A |
| No signage is proposed as part of this application. | |
| C2.0 – Parking and Sustainable Transport Code | Yes |
| C2.5.1 – Car parking numbers | |
| That an appropriate level of car parking spaces are provided to meet the needs of the use. | |
| <p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <p>$N = A + (C - B)$ N=Number of on-site car parking spaces required A=Number of existing on site car parking spaces B=Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C=Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> | <p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area. |
| <p>Comment: The proposal provides for a floor area of 952m², equating to 32 vehicle parking spaces. Within the existing parking area, there are 55 parking spaces available, well in excess of the minimum requirement. There are also 10 bicycle parking spaces required and provided within the plan, achieving compliance with A1(d).</p> | |

| C2.5.4 Loading Bays | |
|--|---|
| That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows. | |
| A1 A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy. | P1 Adequate space for loading and unloading of vehicles must be provided, having regard to: <ul style="list-style-type: none"> (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development. |
| Comment: <i>Although the floor area of the supermarket does not exceed 1000m², there is an existing loading bay for the site, which will remain unchanged, shown on sheet 05.</i> | |

| C2.6.1 Construction of parking areas | |
|--|---|
| That parking areas are constructed to an appropriate standard. | |
| A1 All parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. | P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing. |
| Comment: <i>The existing carparking, access ways and manoeuvring areas are constructed from all weather pavement and drained to the stormwater system, as per the previous development application.</i> | |

| C2.6.2 Design and layout of parking areas | |
|--|--|
| That parking areas are designed and laid out to provide convenient, safe and efficient parking. | |
| <p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring (vi) width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vii) have a vertical clearance of not less than 2.1m above the parking surface level; and (viii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. | <p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; the nature of traffic in the surrounding area; (h) the proposed means of parking delineation; and (i) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities. |
| <p>Comment: The existing carparking area complies with AS2890 – Parking facilities, Parts 1-6, as detailed on the site plan provided. Also shown on the site plan, are two disability spaces, conveniently located near the entrance and designed in accordance with AS/NZS 2890.6:2009.</p> | |

| C2.6.3 Number of accesses for vehicles | |
|---|--|
| That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. | |
| A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. | P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape. |
| Comment: <i>Not applicable.</i> <i>No new accesses are proposed.</i> | |

| | |
|--|--|
| A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed. | P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape. |
| Comment: <i>Not applicable.</i> <i>The site is not within a Central Business Zone or pedestrian priority street.</i> | |

| C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone | |
|--|--|
| That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts. | |
| A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements. | P1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to: (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use. |
| Comment: <i>Not applicable.</i> <i>No changes are proposed to the existing carparking area.</i> | |

| C2.6.5 Pedestrian access | |
|--|---|
| That pedestrian access within parking areas is provided in a safe and convenient manner. | |
| <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 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 be signed and line marked at points where pedestrians cross access ways or parking aisles.</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>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> <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> |
| <p>Comment: <i>Not applicable.</i></p> <p><i>No changes are proposed to the existing carparking area.</i></p> | |

| C2.6.6 Loading bays | |
|---|---|
| That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods. | |
| <p>A1</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</p> | <p>P1</p> <p>Access for commercial vehicles to and from the site must be safe, having regard to:</p> <p>(a) the types of vehicles associated with the use;</p> <p>(b) the nature of the use;</p> <p>(c) the frequency of loading and unloading;</p> <p>(d) the area and dimensions of the site;</p> <p>(e) the location of the site and nature of traffic in the area of the site;</p> <p>(f) the effectiveness or efficiency of the surrounding road network; and</p> <p>(g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.</p> |
| <p>Comment: <i>Not applicable.</i></p> <p><i>No changes are proposed to the existing loading bay area.</i></p> | |

| C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone | |
|--|--|
| That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone. | |
| <p>A1</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements. | <p>P1</p> <p>Bicycle parking must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking for bicycles; (g) whether there are other parking areas on the site; and (h) the opportunity for sharing bicycle parking on nearby sites. |
| <p>Comment:</p> <p><i>The bicycle parking spaces are shown to be accessible from the internal access way, are located 43 metres from the entrance and adequately lit by the new building lighting and existing street lighting which illuminates the site.</i></p> | |
| <p>A2</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking. | <p>P2</p> <p>Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of Australian Standard AS 2890.32015 Parking facilities - Part 3: Bicycle parking. |
| <p>Comment:</p> <p><i>As shown on the site plan provided, the bicycle parking spaces have been designed to ensure compliance with the Australian Standard.</i></p> | |

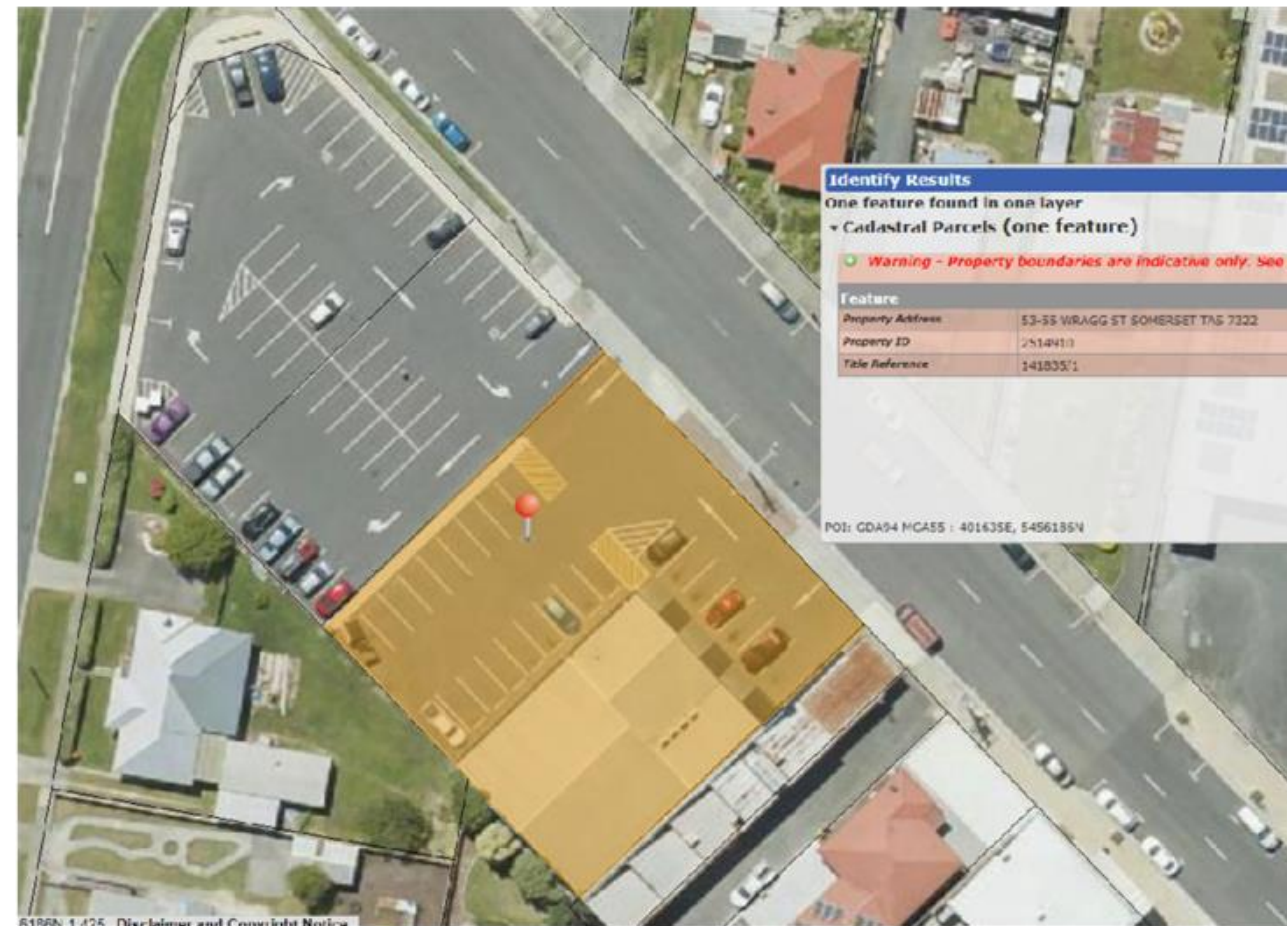
| C2.6.8 Siting of parking and turning areas | |
|---|--|
| That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties. | |
| A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line. | P1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road. |
| Comment: <i>No changes are proposed to the existing parking areas, which are already located in front and beside the building.</i> | |
| A2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. | P2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to: <ul style="list-style-type: none"> (a) the streetscape; (b) any unreasonable loss of amenity of the occupants of adjoining properties; and (c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street. |
| Comment: <i>Not applicable.</i> <i>The site is within the General Business Zone.</i> | |

| | |
|---|------------|
| C3.0 – Road and Railway Code | N/A |
| As the development will not increase the level of traffic movements longer than 5.5 meters, will not require a new junction and does not involve a subdivision or habitable building within a road or railway attenuation area for a sensitive use, the code is not applicable. | |
| C4.0 – Electrical Transmission Infrastructure Protection Code | N/A |
| The site is not impacted by the electricity transmission line. | |
| C5.0 – Telecommunications Code | N/A |
| The application does not propose any telecommunication facilities. | |
| C6.0 – Local Historic Heritage Code | N/A |
| The application does not involve any land requiring assessment against heritage provisions. | |
| C7.0 – Natural Assets Code | N/A |
| The site has not been identified as being impacted by the natural assets code. | |
| C8.0 – Scenic Protection Code | N/A |
| The proposal is not located in an area impacted by the scenic protection zone. | |
| C9.0 – Attenuation Code | N/A |
| The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2. | |
| C10.0 – Coastal Erosion Hazard Code | N/A |
| The site has not been identified as being located within a coastal erosion hazard area. | |
| C11.0 – Coastal Inundation Hazard Code | N/A |
| The site has not been identified as being located within a coastal inundation hazard area. | |
| C12.0 – Flood Prone Areas Code | N/A |
| The site has not been identified as impacted by the flood prone areas code. | |
| C13.0 – Bushfire Prone Areas Code | N/A |
| The site is not located within an area identified as bushfire prone. | |
| C14.0 – Potentially Contaminated Land Code | N/A |
| The site has not been identified as contaminated land. | |
| C15.0 – Landslip Hazard Code | N/A |
| The site is not shown to be at risk of landslide. | |
| C10.0 – Safeguarding of Airports Code | N/A |
| The site is not located within the flight path of the Burnie/Wynyard Airport | |

PROPOSED SUPERMARKET EXTENSION & BOUNDARY ADJUSTMENT 53-55 WRAGG STREET SOMERSET SOMERSET IGA

DRAWING INDEX

| DRAWING No. | DESCRIPTION | REVISION |
|-------------|---------------------------------------|----------|
| 01 | COVER SHEET | D |
| 02 | EXISTING SITE PLAN | B |
| 03 | EXISTING FLOOR PLAN | B |
| 04 | PROPOSED SITE PLAN – ENTIRE SITE | D |
| 05 | PROPOSED SITE PLAN – DETAIL | D |
| 06 | PROPOSED FLOOR PLAN – ENTIRE BUILDING | C |
| 07 | PROPOSED FLOOR PLAN – DETAIL SHT.1 | B |
| 08 | PROPOSED FLOOR PLAN – DETAIL SHT.2 | C |
| 09 | PROPOSED ELEVATIONS | B |
| 10 | SHADOW PLANS SHT.1 | A |
| 11 | SHADOW PLANS SHT.2 | A |



PROJECT DETAILS:

TITLE REFERENCE: 141835/1

AREAS:

SITE – 1497m²
EXISTING FLOOR – 516m²
PROPOSED FLOOR – 517m²
TOTAL FLOOR – 1033m²

SITE CLASSIFICATION: TO BE CONFIRMED

WIND CLASSIFICATION: N2

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: N/A

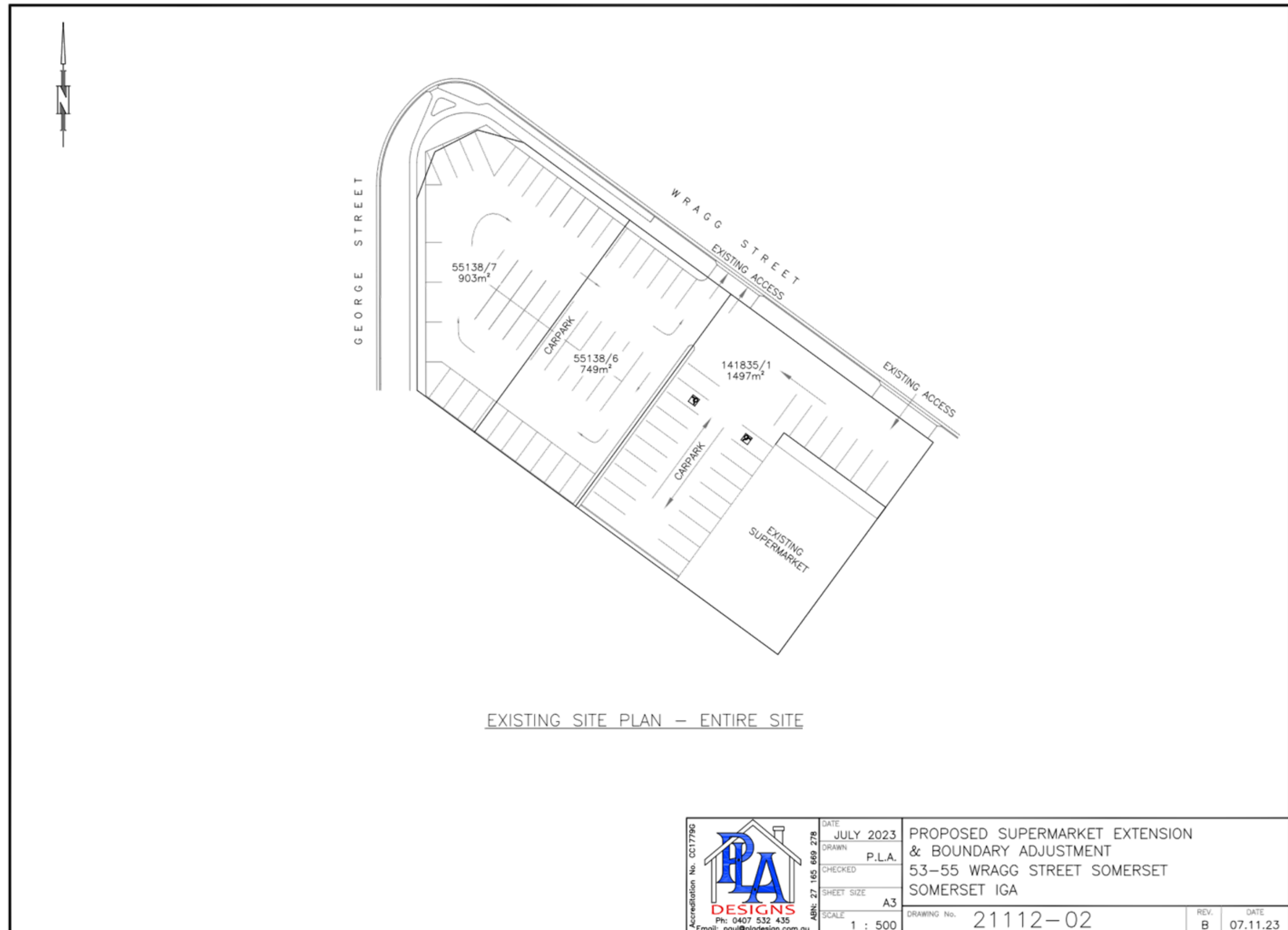


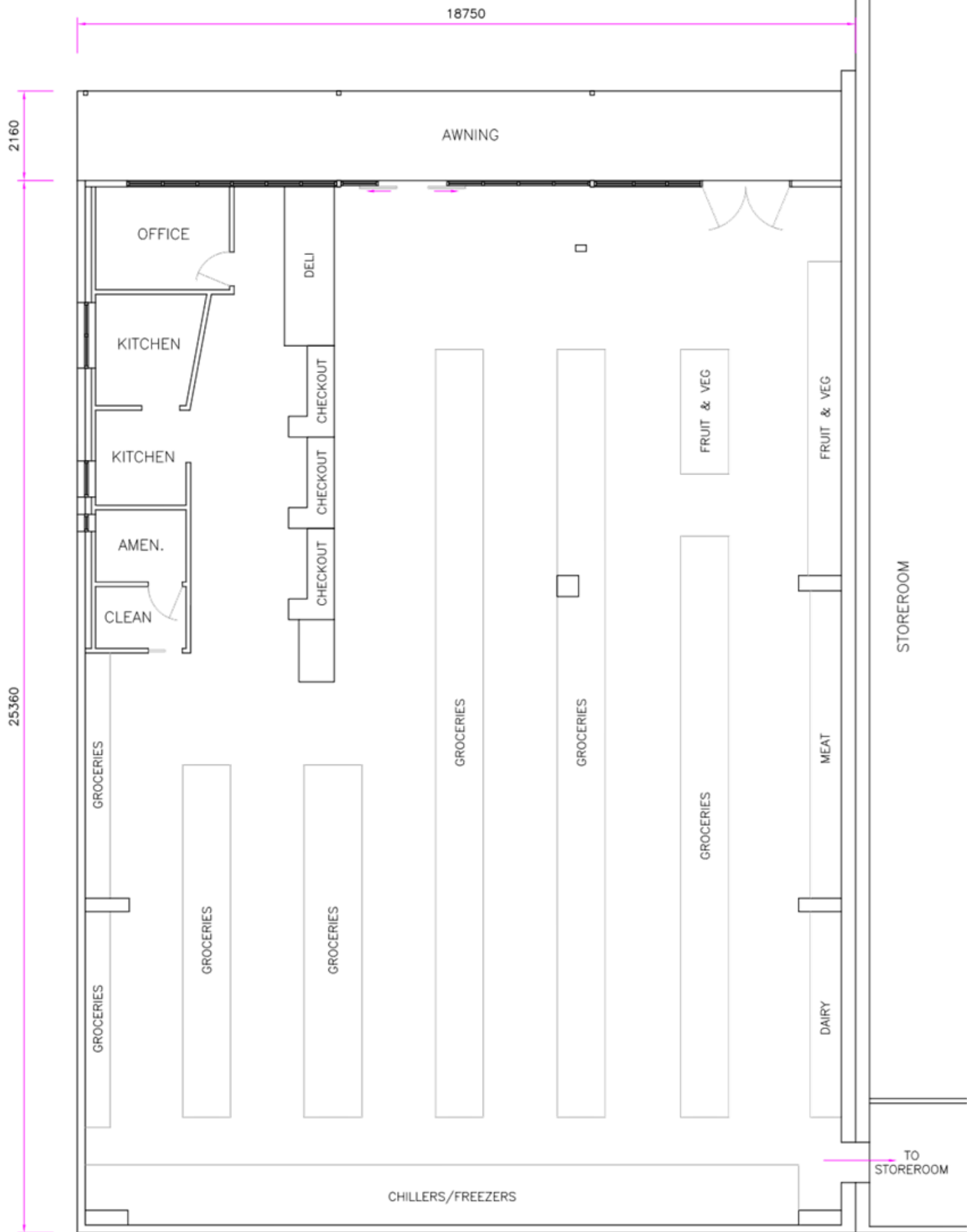
| | |
|------------|-----------|
| DATE | JULY 2023 |
| DRAWN | P.L.A. |
| CHECKED | |
| SHEET SIZE | A3 |
| SCALE | |

PROPOSED SUPERMARKET EXTENSION
& BOUNDARY ADJUSTMENT
53-59 WRAGG STREET SOMERSET
SOMERSET IGA

DRAWING No. 21112-01

| | |
|------|----------|
| REV. | DATE |
| E | 30.11.23 |





FLOOR PLAN – EXISTING SUPERMARKET

AREA – EXISTING:
SUPERMARKET = 475.5m² (51.2 SQ.)
AWNING = 40.5m² (4.4 SQ.)
TOTAL = 516.0m² (55.5 SQ.)

Accreditation No. CC1779G

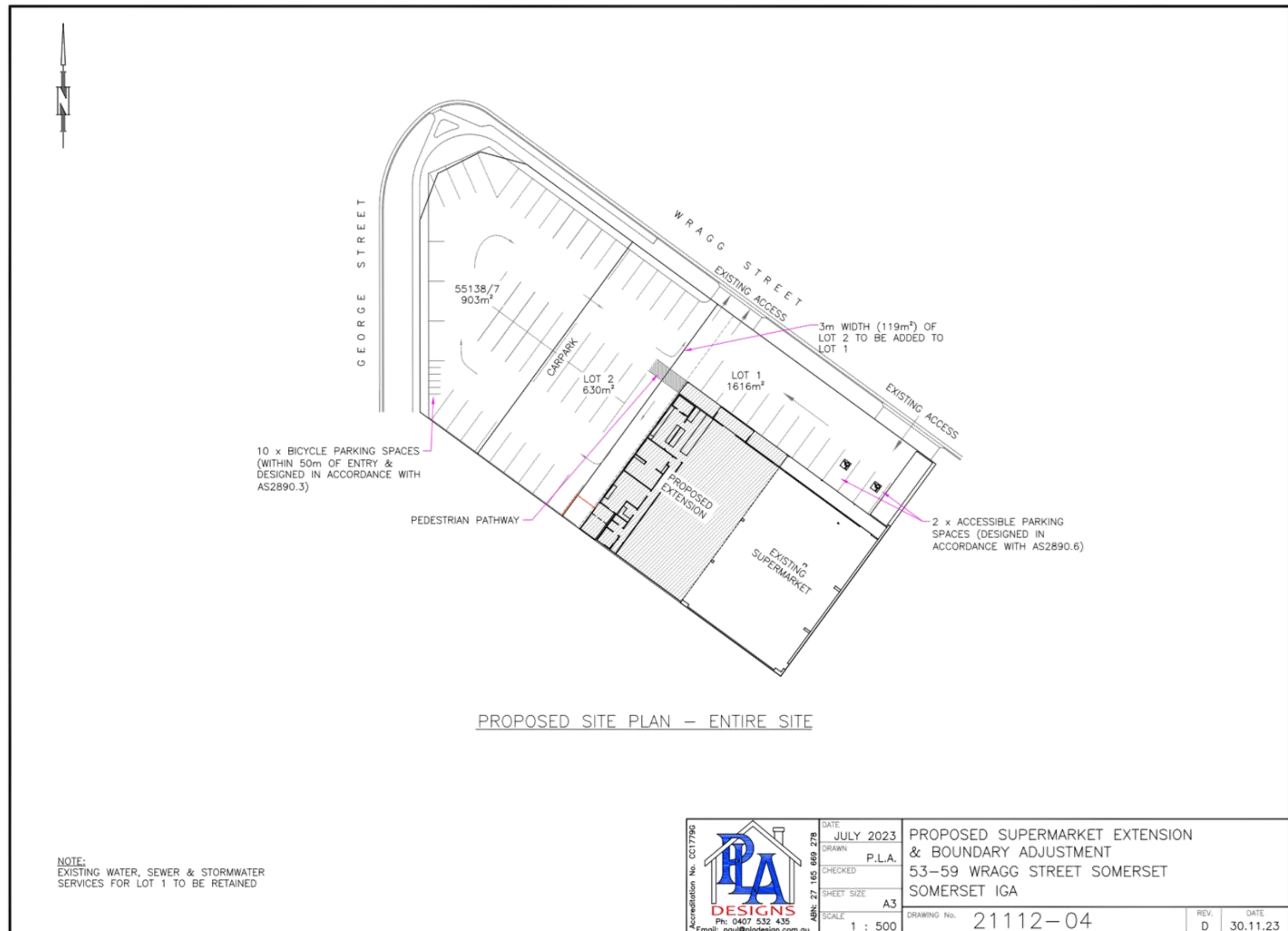
Ph: 0407 532 435
Email: paul@pladesign.com.au

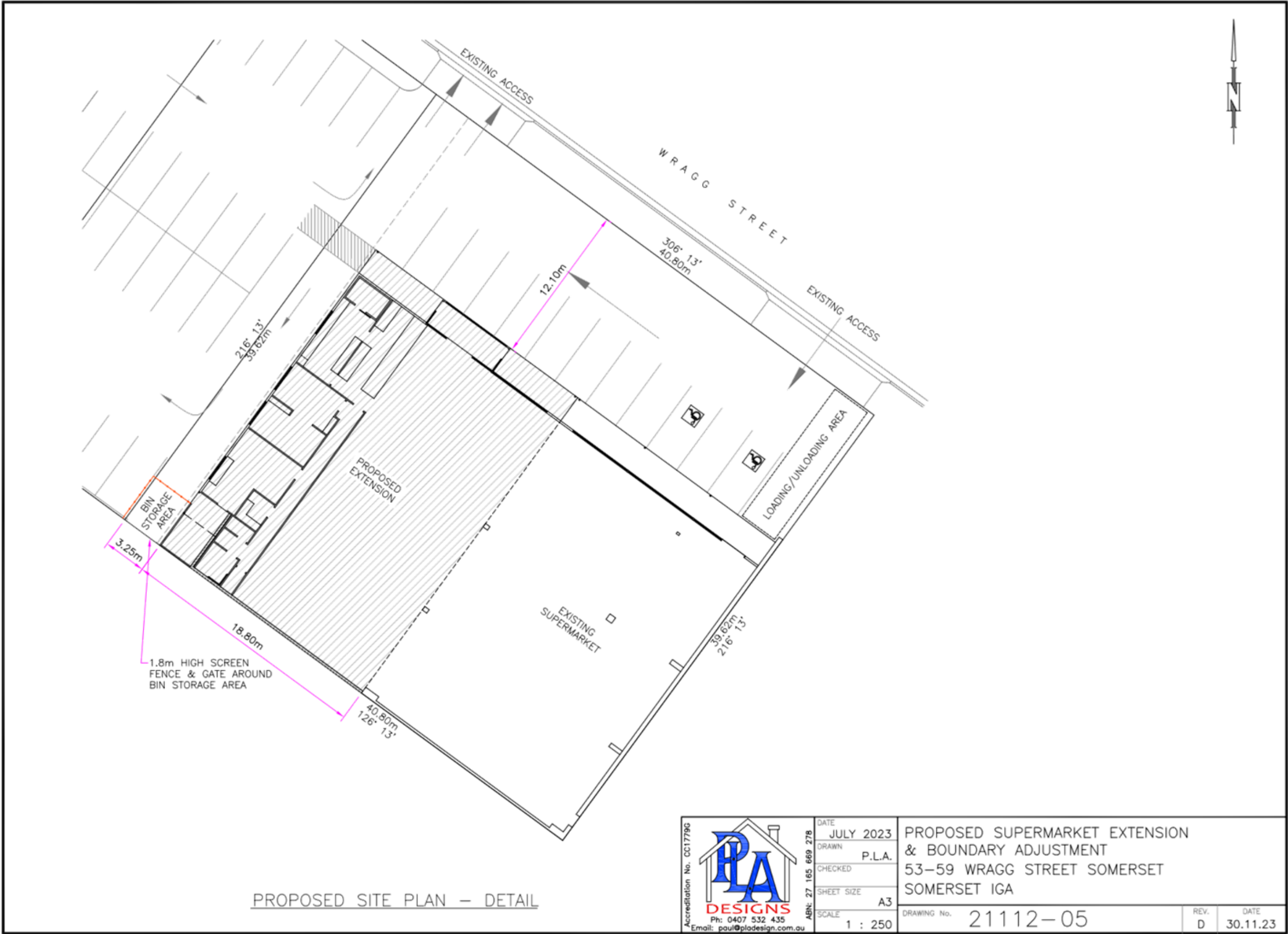
| | |
|------------|-----------|
| DATE | JULY 2023 |
| DRAWN | P.L.A. |
| CHECKED | |
| SHEET SIZE | A3 |
| SCALE | 1 : 100 |

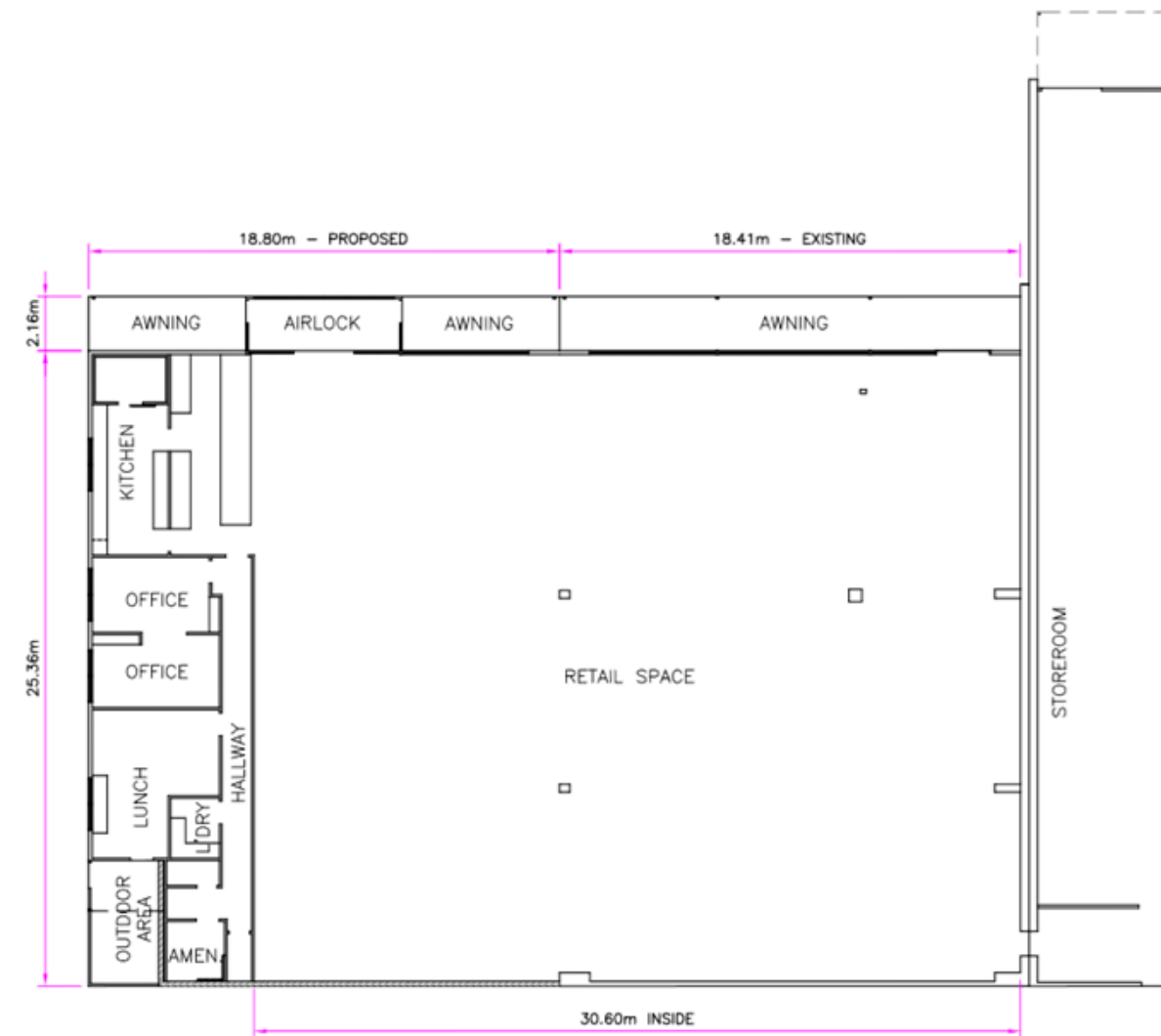
PROPOSED SUPERMARKET EXTENSION
& BOUNDARY ADJUSTMENT
53-55 WRAGG STREET SOMERSET
SOMERSET IGA

DRAWING No. 21112-03

| | |
|------|----------|
| REV. | DATE |
| B | 07.11.23 |



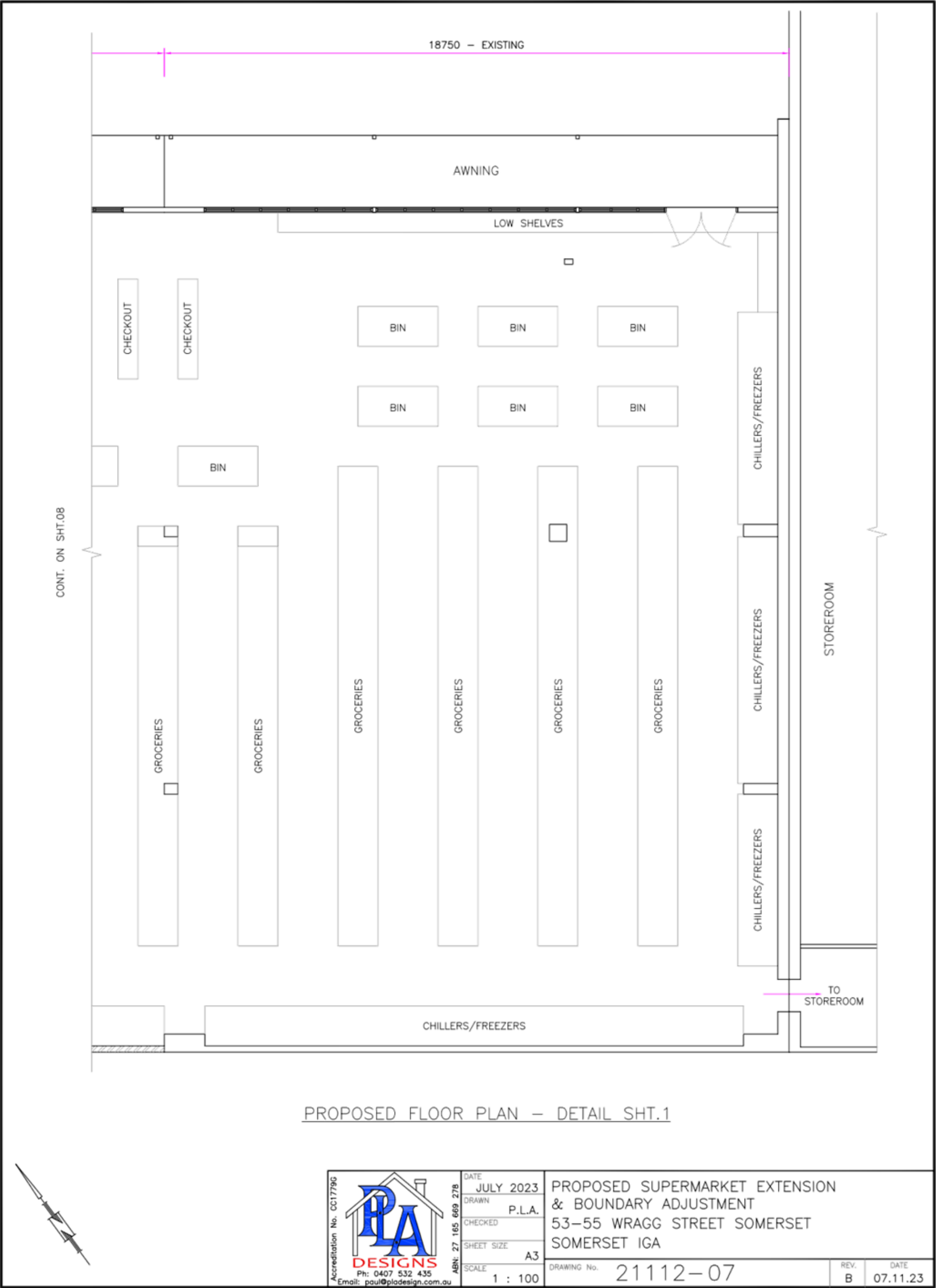


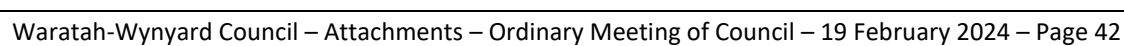


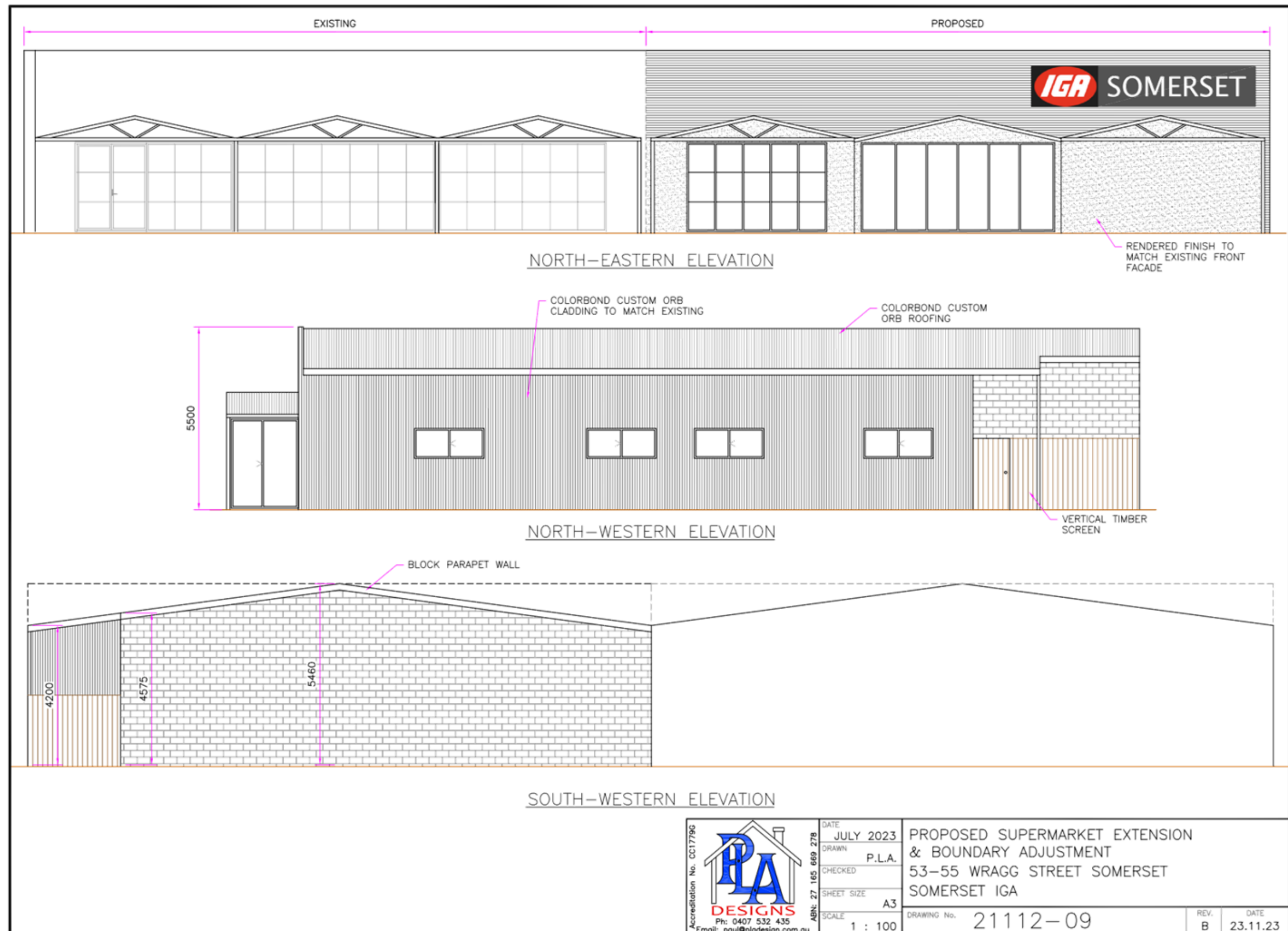
PROPOSED FLOOR PLAN – ENTIRE BUILDING

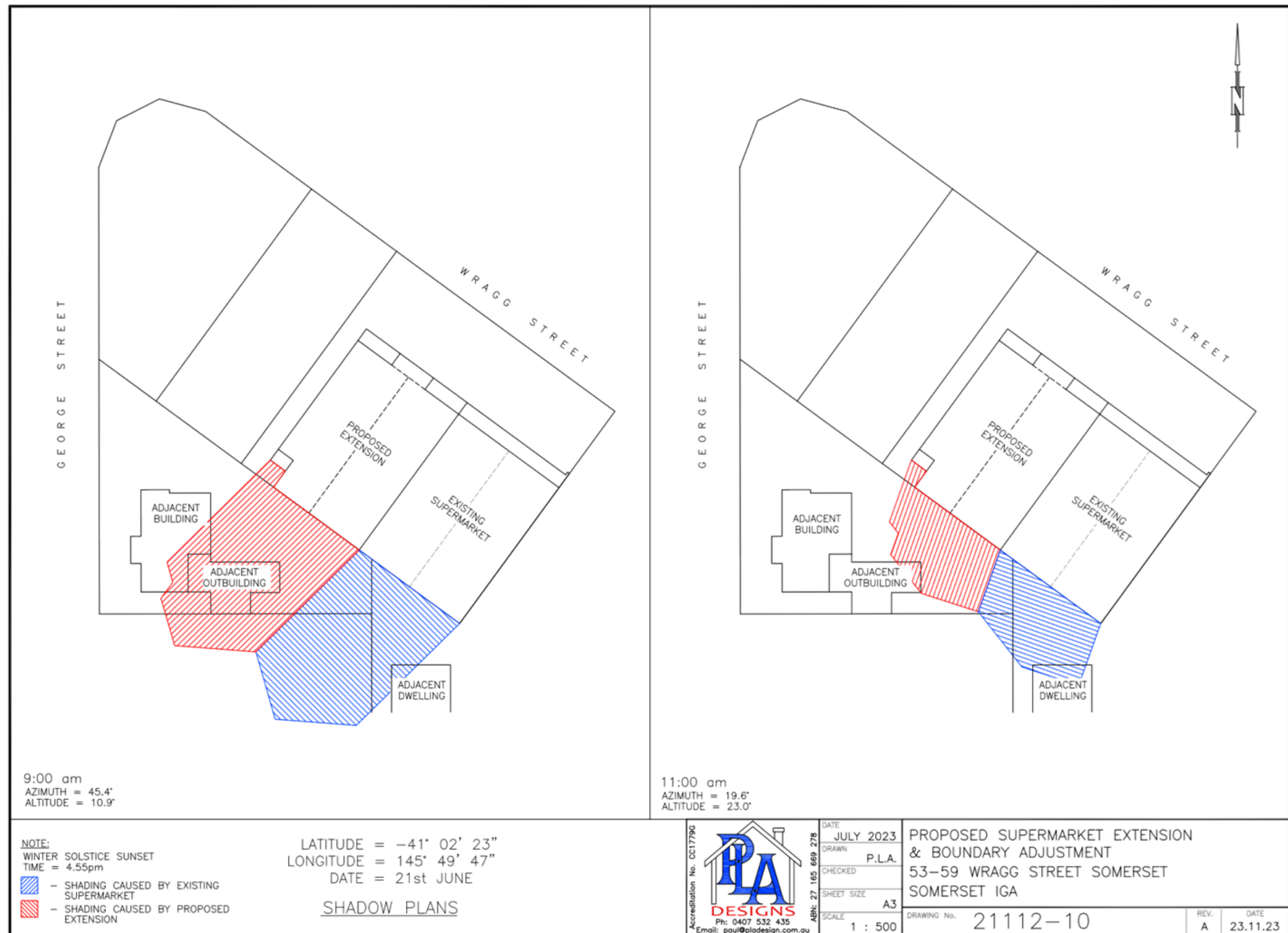
AREA:
 EXISTING = 516.0m² (55.5 SQ.)
 SUPERMARKET EXTENSION = 476.8m² (51.3 SQ.)
 AWNING EXTENSION = 40.6m² (4.4 SQ.)
 TOTAL = 1033.4m² (111.2 SQ.)

| | | | | |
|---|------------|-----------|--|----------|
| Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au | DATE | JULY 2023 | PROPOSED SUPERMARKET EXTENSION & BOUNDARY ADJUSTMENT 53-55 WRAGG STREET SOMERSET SOMERSET IGA | |
| | DRAWN | P.L.A. | | |
| | CHECKED | | | |
| | SHEET SIZE | A3 | | |
| | SCALE | 1 : 200 | DRAWING No. | 21112-06 |
| | | | REV. | DATE |
| | | | C | 13.11.23 |











Enclosure 2 Representation

The Manager,
Waratah-Wynyard Council,
PO Box 168,
Wynyard TAS 7325

To Whom it May Concern,

RE:- DA 328/2023, 53-59 Wragg Street, Somerset
Proposed Shop Extension and Boundary Adjustment.

I write as an adjoining landowner in respect of some concerns I hold in regard to the above development application.

In particular clause 15.4.2 setbacks P2. I wish to address the comments and correct some of the misstatements within.

Firstly, the building referred to as non-inhabitable and an outbuilding is in fact a laundry, a bathroom and a rumpus area and additional bedroom currently utilized as a home gym.

Secondly the overshadowing to the main building would mean the rear bedrooms only sunlight opportunity for the entire day would be gone leaving the room damp and prone to mould.

Thirdly the area of open space used as such is the backyard, the northern side of the building is a car park and not somewhere my children play. The vegetable garden is about to be resurrected in the back portion of the property and overshadowing is not conducive to getting plants to grow.

The staff outdoor area is also of concern as I have been advised this will be their designated smoking area and I do not believe it is fair for my private open space, my washing line, my family and myself to be impacted regularly by cigarette smoke as our property is non-smoking.

The length and height of the building providing an additional 18.8 metre parapet wall on the north-eastern boundary along with a height of between 4.2 and 5.76 is not the same as a residential building would be as most residential buildings would be between 2.7 and 3 metres and not be built on the boundary line but to the front of the blocks as they were before they were demolished to make way for the carpark.

A parapet wall of 18.8 metres would bring the solid brick wall to around 21 metres which is leaving approximately 10 metres of backyard not being bordered. I feel this is a hugely unreasonable loss of amenity and visual impact caused by the scale, bulk and proportions from my property.

Stage 1 of this development effectively turned my block into a swimming pool and has caused the rear building to flood which has never to my knowledge occurred before. The property is extremely damp now and further overshadowing will only increase this problem. I also am sure that the backyard being bordered at least two thirds by a solid brick wall will be detrimental to the property's value.

I feel an extension to the property out to the Wragg street frontage and no more than 6 metres along the boundary would be much more reasonable as an adjoining property owner as the impacts of the overshadowing would be minimized and still allow the building to increase in size as is their intention.

Kind Regards

Travis Beamish

2 George Street, Somerset, TAS 7322

0437013431



AGREEMENT FOR EXTENSION OF TIME

In accordance with Section 57 (6) of the *Land Use Planning and Approvals Act 1993* I

PLA Designs Pty Ltd

of

PO Box 428
SOMERSET TAS 7322

hereby grant the Planning Authority an extension of time until the 26 day of February 2024

Ref. No. PID 7051361, 2514910, 7051388 & DA 328/2023

Signed Paul Allen (Applicant)

Paul Allen (Applicant)

09/01/2023 (Date)

Signed

Mathew Jamieson
Mathew Jamieson, *per Council delegation*
(Acting Manager Development & Regulatory Services)

09/01/2024 (Date)

Future of Local Government Final Report

We wish to provide comment on the Future of Local Government Final Report. We thank the Board for the comprehensive and well-presented documentation provided for consideration.

Introduction

Waratah-Wynyard Council supports the view of the Board in that there is nothing manifestly wrong with the range and scope of current services and functions councils are performing. We also support the view provided in the report that:

1. The status quo is neither an optimal nor sustainable model for the sector, given growing demands, complexity, and sustainability challenges.
2. Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services.
3. The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework

These points are consistent with Council's previous submissions.

Furthermore, Council agrees with the view that many councils will struggle to deliver for their communities unless we make significant changes to how our current system of local government is structured and funded, and how it delivers services.

In Council's previous submission to the Board, it stated "The outcomes of the reform process should deliver Councils that are sustainable in their own way...It is only with combined improvements and relationships with State Government, exploration and commitment to relevant resource sharing models, refinement and clarity of service delivery and a total commitment and adherence to all aspects of accountability will reform become successful. Making no change simply exacerbates the issues being faced by the industry at present".

Waratah-Wynyard Council has previously stated it is open to exploring and discussing all structural reform options.

Council at present has no true gauge of community support, or otherwise, for change, and this will be an important aspect of the process into the future.

Timeframe

The Final Report proposes a recommended timetable for future decision making, culminating in a likely alteration of Councils in line with Local Government elections in 2026. This final date appears a reasonable and achievable aim. Councillors are willing to extend terms rather than go to an additional election if changes are close, but not quite ready, by the scheduled October 2026 elections.

The timeline proposes a community vote taking place in the first quarter of 2025 (calendar year). Waratah-Wynyard Council would ideally like to see some indication of community support prior to this date to prevent unnecessary resource being directed into a project that may not garner the appropriate level of community support to proceed. The challenge with this, however, is the considerable work involved to ensure appropriate analysis and preparation required to ensure an informed vote. An earlier vote would remove existing uncertainty and aid decision making which, at present, is affected by an unclear future operating model. For these reasons, Council does not support any voting process being deferred beyond the recommended date.

It is imperative the State Government minimise delay in recruitment and establishment of supporting resource and structures to assist councils in the detailed preparatory analysis and development of community benefit packages. Specifically, this includes supporting, suitably qualified resources (particularly project management) to assist councils and ensure any amalgamation or transition to shared services is a success and minimises disruption and costs.

In relation to shared services, the proposed timetable states that Council's submit initial shared service proposals to the Board by the end of 2024. Our request is that these proposals are completed after a community vote on voluntary amalgamation has taken place. The impact of this vote will significantly impact the model of shared services recommended.

Community Engagement and Voting

The voting process is unclear at this stage, but Council is committed to ensuring the community have informed decision making regardless of the methodology. It is imperative a strong communication plan is developed to ensure all people are aware of any proposed changes to local government structure and any possible impact on services.

At the conclusion of this process, once Council is satisfied all appropriate communication has been undertaken, consideration should be given as to whether it is more appropriate for Council to have the final decision on any changes, or whether a community vote is required. A simple yes/no vote will not provide the required detail in the case of Waratah-Wynyard whether both significant boundary changes and amalgamation have been suggested. Councillors may be able to provide a more representative and balanced view in this regard.

Community Working Group

The Board recommends that Community Working Groups (CWG) are established in each area to develop packages to maximise community benefits of amalgamation. These will be presented to the State for a funding commitment prior to a local vote.

Council is unclear about the mechanisms suggested for formation and governance of these Boards and has some reservations about whether the suggested process will provide a better outcome or simply slow the process. At a minimum, Council would like to have input into how these proposed working groups would be structured.

An alternative and more streamlined approach would be for the interested Councils to develop an information package and present this to designated community focus groups prior to broader community engagement.

Shared Services

The first priorities for developing mandatory shared service arrangements have been identified as:

- Sharing of key technical staff (where capability gaps are being felt the most with Environmental Health Officers (EHOs) suggested as the first priority);
- Sharing of common digital business systems and ICT infrastructure; and
- Sharing of asset management expertise through a centralised, council-owned authority.

Council supports the first dot point; this is an identified area of need across the spectrum of 'technical staff'. Regarding the second dot point, historically this has been very difficult to achieve voluntarily and may require further persuasion. Regional or sub regional options may be beneficial to prevent monopolisation.

Council believes that sharing of back-end services, or high-end transactional tasks, should be actively explored as part of any future model.

North West proposed model

The final report suggests creating a larger North West council with a consolidation of Waratah-Wynyard and Circular Head Councils and boundary adjustments that see all major mines in western Tasmania as part of an expanded West Coast Council.

Council requires further time to analyse and consider the merits and benefits of a proposed move of Waratah, Corinna and Savage River to another Council. The loss of mining and forestry land will have a significant financial detriment and it is likely the current service levels of the area will not be maintained. Community discussion has not taken place.

The report goes on to add that in the long-term, it may be desirable to amalgamate the new North-West and Western Councils and Council agrees with the notion of this future state. That said, given the Tasmanian Government's stated position on mandated structural reform, Council understand that change will occur incrementally.

Funding and Support

This submission expresses a desire to move quickly and decisively on the reform recommendations to prevent any further delays and uncertainty. It is imperative the government lead in this regard.

Councils who wish to work through the voluntary consolidation process, culminating in a community vote, should be provided funding sufficient to prepare engagement and education materials, conduct the vote and the, if appropriate, implement any changes.

A funding package to implement change is required to contribute towards employment changes, branding, information technology changes and a number of other transitional costs.

| Recommendation # | Summary | WWC Comment |
|------------------|---|---|
| 1 | <p>Define in Tasmania's new Local Government Act the role of local government consistent with the statement below:</p> <p>The role of local government is to support and improve the wellbeing of Tasmanian communities by:</p> <ol style="list-style-type: none"> 1. harnessing and building on the unique strengths and capabilities of local communities; 2. providing infrastructure and services that, to be effective, require local approaches; 3. representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making; and promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts. | Support in principle |
| 2 | <p>The Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government.</p> <p>The Charter should be developed in close consultation with the sector and clarify and consolidate in a single document councils' core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.</p> | <p>Council repeats the previously stated position that this is unnecessary and another unneeded layer of bureaucracy.</p> <p>Current legislation would need to be updated to reference operating as per the proposed charter and all references to items in the charter are removed from all relevant Acts.</p> |
| 3 | <p>The Tasmanian Government should work with the sector to develop, resource, and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan. The plan would consist of component plans including, at minimum, a:</p> <ul style="list-style-type: none"> • community engagement plan; | <p>Support in principle</p> <p>Is “within the first year of every council election” the best time to do this, particularly in cases where there is high turnover at an election?</p> <p>Why is workforce development plan linked to election cycle?</p> |

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> • workforce development plan; • elected member capability and professional development plan; and • financial and asset sustainability plan. | Could this be renamed a “4 year delivery plan” which would allow the current 10-year strategic plans to remain as is and be the “parent” plan. There is a risk with the proposed approach that Councillors do not think strategically, or long term, any only focus on the election term. |
| 4 | <p>Formal council amalgamation proposals should be developed for the following:</p> <ul style="list-style-type: none"> • West Coast, Waratah-Wynyard and Circular Head Councils (into 2 councils); • Kentish and Latrobe Councils; • Break O’Day, Glamorgan-Spring Bay and Sorell Councils (into 2 councils); • City of Hobart and Glenorchy City Councils; • Kingborough and Huon Valley Councils. | Support in principle |
| 5 | A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures. | Support in principle. Would need to ensure the make-up of the Board and their terms of reference is clear including whether their role strategic or operational. A Senior Project Manager should be responsible for operational reporting to board as per any other key strategic project. Must have someone who is experienced in amalgamation. |
| 6 | A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes. | Refer comments within submission. In many respects, Council is a representative working group. |
| 7 | In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes. | Refer comments within submission |

| | | |
|----|--|--|
| 8 | If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote | This recommendation does not take into account the position of the neighbouring Council and their appetite for change. Both (or all) Councils involved should be required to have a successful poll for any action to be considered. |
| 9 | The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements | The principle or intent of this recommendation is understood and clear, however the implications of such decisions will need to be carefully considered. |
| 10 | Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus. | Refer comments under proposed timeline. Suggest the recommended timeframes need revision. |
| 11 | Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board | The Minister should seek advice from an audience broader than the Board. Councils should have the ability to comment on any proposal. |
| 12 | If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should have the power to require councils to participate in a specific model or models the Tasmanian Government has developed | Refer recommendation 9 |
| 13 | The first priorities for developing mandatory shared service arrangements should be: <ul style="list-style-type: none"> • sharing of key technical staff; • sharing of common digital business systems and ICT infrastructure; and • sharing of asset management expertise through a centralised, council-owned authority | Refer comments within body of submission |
| 14 | Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes | Support in principle. |
| 15 | To be eligible to stand for election to council, all candidates should first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected. | Support in principle. |

| | | |
|----|--|--|
| | | It is acknowledged that too many candidates do not have a realistic understanding of the role for which they are seeking. |
| 16 | <p>The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act:</p> <ul style="list-style-type: none"> all elected members – including both new and returning councillors – should be required to complete a prescribed ‘core’ learning and development program within the first 12 months of being elected; and councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members | <p>Support in principle.</p> <p>Consideration needs to be given to those with disability, those with English as a second language and those with literacy challenges. Excluding them does limit broader representation around the Council table and not support broad representation.</p> <p>This process will not change the behavioural issues within the sector at present. Further thought needs to be given to the process of how to work together.</p> |
| 17 | The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation. | Support in principle with particular emphasis on mining and renewable energy projects. |
| 18 | The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime | Support in principle |
| 19 | Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions | Support in principle |
| 20 | <p>Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology:</p> <ul style="list-style-type: none"> is transparent and well understood by councils and the community, that assistance is being targeted efficiently and effectively, and is not acting as a disincentive for councils to pursue structural reform opportunities | Support in principle |

| | | |
|----|---|--|
| 21 | The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax Revenue made available to councils and consider basing this total amount on service usage data | Support in principle. Council has made many previous submissions in regard to this subject. |
| 22 | Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services. | Support in principle. Some fees should be consistent across the sector to provide consistency for customers. |
| 23 | The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board's other rating and revenue recommendations | Support in principle |
| 24 | The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system | Support in principle |
| 25 | The Tasmanian Government should develop a clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism | Support in principle |
| 26 | <p>The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles.</p> <p>As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils</p> | <p>Refer previous submission regarding more scrutiny and consequences for Councils failing to meet obligations.</p> <p>Internal audit simply needs to be part of the Audit Panel work plan to oversee.</p> |
| 27 | The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with state agencies providing ongoing professional support | Support in principle |

| | | |
|----|---|--|
| | to council staff and involving councils in all stages of regulatory design and implementation | |
| 28 | The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania | Support in principle |
| 29 | Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet's Digital Strategy and Services (DSS). | Support in principle. |
| 30 | The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance. | <p>Caution should be applied to any simplification of current asset management planning documentation requirements.</p> <p>The report <i>Review of Council Strategic Asset Management plans and practices Aug 2022, R J Howard</i>, found that only 13 of 29 Councils have published all three of the required plans, policies and strategies and concluded in section 1.8 Summary: -</p> <p><i>"The review has identified the need for improvement in Council's compliance with the Local Government Act and Local Government (Contents of Plans and Strategies) Order.</i></p> <p><i>..Good stewardship would see compliance with the Act and Order as a major step in ensuring Council services were appropriate, affordable and sustainable in the medium and long term."</i></p> <p>There is not, however, a finding from the report Author that the current legislative requirements are onerous, could or should be simplified to achieve appropriate, affordable and sustainable Council services.</p> |

| | | |
|----|---|--|
| | | <p>Asset Management as a de-centralised, common competency for management personnel and other key staff should become a key workforce development objective for Local government management and employees as with Elected member development plans.</p> <p>IPWEA Australia have produced a 2022 White Paper consistent with this notion which urges a Federal Government funded educational program that raises capacity and asset management practice. <i>Best Practice asset management of essential public infrastructure – How investing in asset management professionals can deliver a better return on investment on infrastructure and an improved outcome for Australian communities</i></p> <p>A set of 6 recommendations in the report amongst other things, recommend federal funding assistance being tied to local government maintaining a level of asset management proficiency.</p> |
| 31 | The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes. | <p>The report <i>Review of Council Strategic Asset Management plans and practices Aug 2022, R J Howard</i> concluded in section 1.8 Summary” -</p> <p><i>“The Board may consider further research on road assets with individual Councils to review the approach to management of road surface and pavement component assets and the information used to justify and substantiate the useful life of road surfaces and long-life component assets.”</i></p> |

| | | |
|----|--|---|
| | | It would seem beneficial and consistent with R J Howard's recommendations to allocate time and resource to investigate best practice useful life assessment in developing any standardised useful asset life ranges for major asset classes. |
| 32 | All Tasmanian councils should be required under a new Local Government Act to develop and adopt community engagement strategies – underpinned by clear deliberative engagement principles | Support in principle. |
| 33 | A new Local Government Act should require councils, when developing and adopting their Community Engagement Strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure. | <p>While consulting is valuable, excessive input-seeking can lead to decision paralysis, time inefficiency, and diluted accountability. A constant need for consultation may hinder agility and hinder the council's ability to make timely decisions. Overreliance on consensus may also stifle innovation, as ground-breaking ideas often emerge from individual expertise and vision. Seeking input on every detail may overwhelm team members, impacting morale and productivity.</p> <p>It is crucial to strike a balance between collaboration and decisive action, ensuring that the consultative process remains constructive rather than becoming an obstacle to progress. Effective leadership involves knowing when to trust expertise and when to empower individuals to take ownership of their responsibilities.</p> <p>The International Association for Public Participation notes that it is critical to determine whether there is a need to engage the community to avoid wasting Council resources and disappointing the community by proposing an engagement process that will not influence an outcome or decision.</p> |

| | | |
|----|---|---|
| | | Perhaps this recommendation could focus on a universally accepted framework to determine what engagement is appropriate. |
| 34 | Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances. | Support in principle. |
| 35 | The Tasmanian Government should expedite reforms already agreed and/or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance. | Support in principle |
| 36 | <p>The Tasmanian Government should:</p> <ul style="list-style-type: none"> • support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government’s workforce development system; • support councils to update their workforce plans at the time of any consolidation; • support LGAT to lead the development and implementation of a state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors; • recognise in statute that workforce development is an ongoing responsibility of council general managers and is included as part of the new Strategic Planning and Reporting Framework; and • include simple indicators of each council’s workforce profile in the proposed council performance dashboard. | Support in principle. Need to ensure de-centralised Asset Management competency is a key workforce development objective as per comments on recommendation 30 |
| 37 | The Tasmanian Government should partner with, and better support, councils to build capacity and capability to plan for and respond to emergency events and climate change impacts. | Support in principle. Government support and direction regarding climate change impacts to date has not been satisfactory. |



2023/24 CAPITAL PROGRAM MONTHLY PROGRESS REPORT

Executive Summary

Reporting Month End: January 2024

Reporting Officer: Corey Gould, Manager Engineering Services

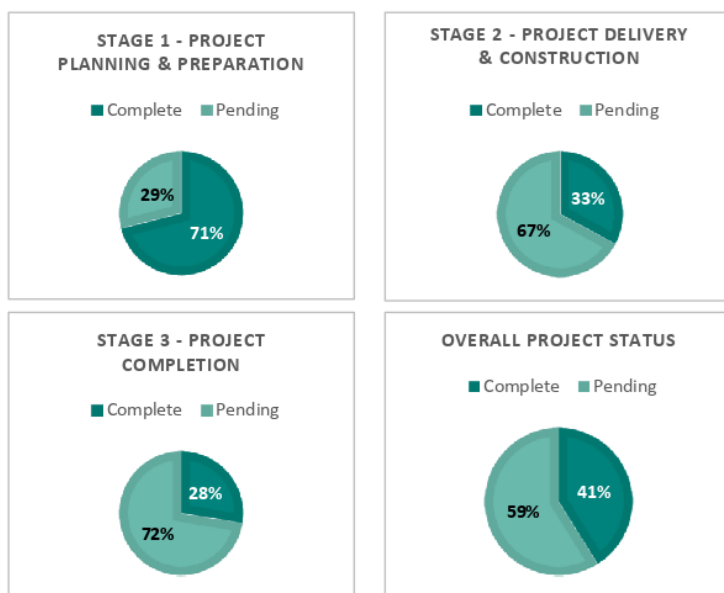
Current Capital Delivery

| Section | Total Project Completion (%) |
|---------------------|------------------------------|
| Parks & Open Spaces | 41.1 |
| Transport | 38.1 |
| Stormwater | 35.4 |
| Sporting Facilities | 25.3 |
| Buildings | 38.7 |
| Plant & Equipment | 43.2 |
| Budget Amendments | 87.5 |

| Status % | Stage |
|----------------------|---|
| Between 0% and 25% | Stage 1 - Project Preparation including, design, permits, tender and consultation, construction approval. |
| Between 25% and 75% | Stage 2 - Project construction and delivery. |
| Between 75% and 100% | Stage 3 - Project Completion including initiation defects liability period, construction approval, as constructed drawings. |



PARKS & OPEN SPACE



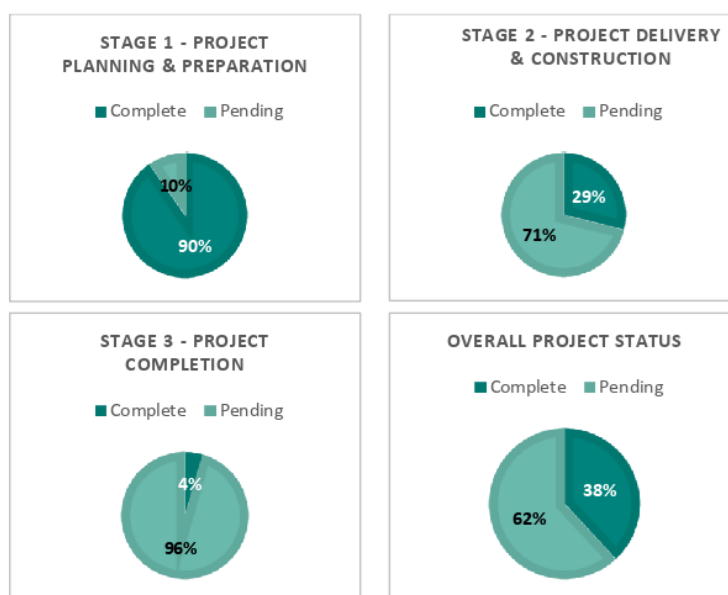
Key project updates by exception:

- Somerset:
 - Somerset Foreshore – Exercise Equipment is currently in procurement stage.
- Sisters Beach:
 - Sisters Beach Erosion Works - The timeline for this project is dependent on the outcome of the public consultation which has commenced with the next session to occur 7 February. The project is identified as certain of having a carry forward.
 - Sisters Beach Playground – community consultation is being conducted along with the consultation for estuary works. Awaiting findings from the consultant, documentation for playground replacement has also commenced. Procurement is imminent.
- Waratah:
 - Waratah Playground – There was a change of scope, and a grant has been procured. The project planning is complete and communication with Waratah community is underway. CLS approvals and procurement process to commence imminently. – there will be a component of carry forward.



- Other:
 - James Philosopher Smith Statue – this item has been carried forward from the previous financial year and remains outstanding until funding can be sourced.
 - Low St Playground replacement should be like for like but to be confirmed.
- Walkways & Tracks:
 - Coastal Pathway Construction Stage 2 of 3 - Works have commenced on WWC section. There will be a component of carry forward 2 milestones.
 - Inglis River Walking Track – Golf Links Road and Esplanade to Cemetery – both are in the process of seeking approval and extending licences through CLS.

TRANSPORT

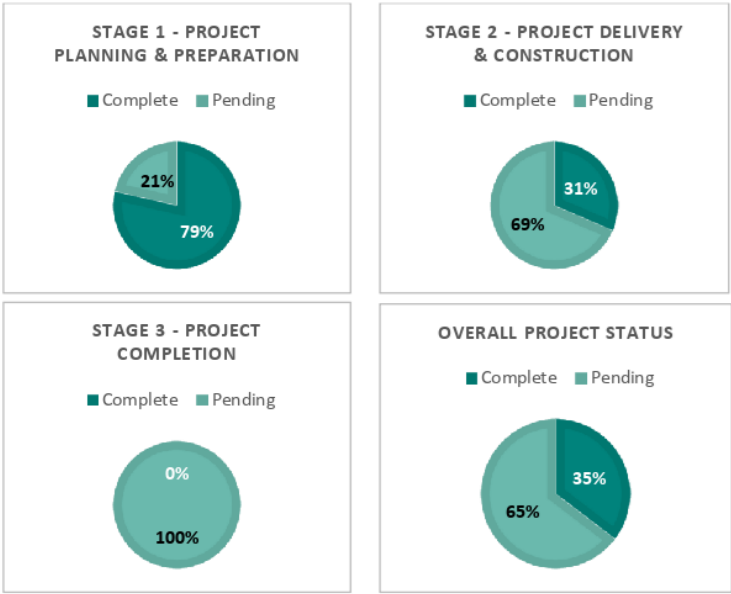


Key project updates by exception:

- Nothing significant to report.



STORMWATER

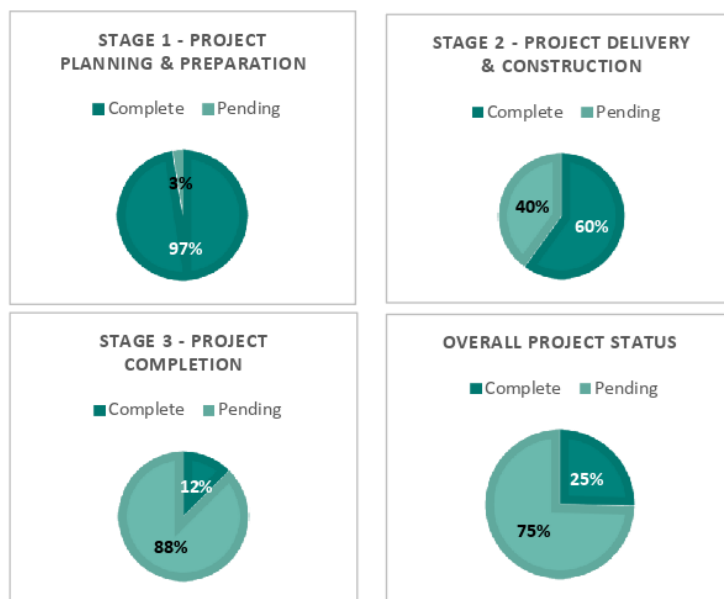


Key project updates by exception:

- Big Creek Flood Mitigation – undergone a third-party review per recommendation from the Department of Natural Resources and Environment (NRE). The design is being reviewed and has the potential to go back to an earlier concept. There is a meeting with residents planned for later this month to look at potential design. – The project is identified as certain of having a carry forward.



SPORTING FACILITIES



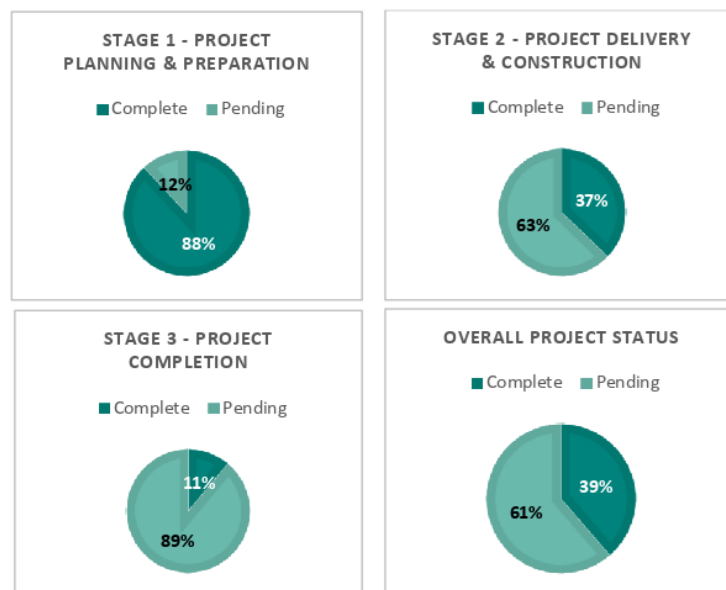
Key project updates by exception:

- Carpark works at Wynyard Yacht Club – this project is tied into the seawall works which is currently waiting assessment.
- Recreation Ground maintenance storage shed - Shipping container is on site for cricket nets storage and redundant toilets have been stripped out. The project is identified as certain of having a carry forward.





BUILDINGS

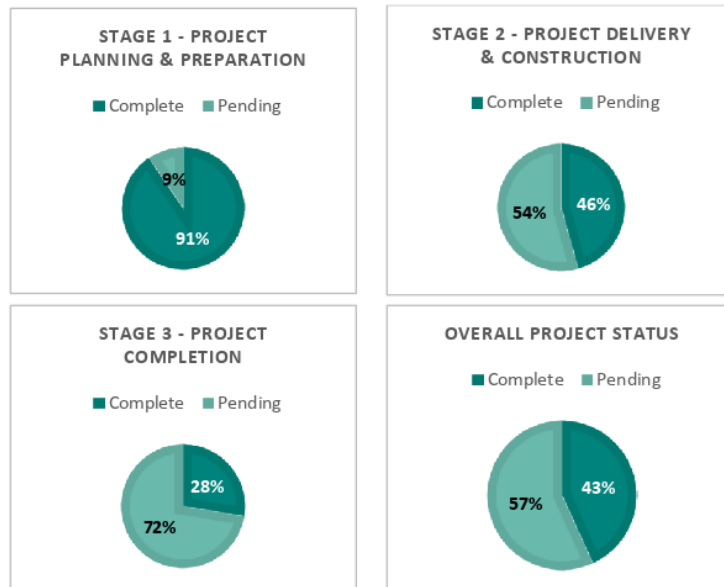


Key project milestones/updates:

- Feasibility Study of the Wynyard History Centre - Engaged Architect to develop floorplans and engaging with stakeholders on design.
- Athenaeum Hall – Window work still with Heritage Tas. Remainder of project has been tendered and awarded. Works are likely to commence Feb/Mar subject to stakeholder consultation. The project is confirmed to be a carry forward for window works.
- Childcare Upgrade Planning – a report was provided to council with a recommendation to construct and retain the current for the time being. The project is confirmed to be a carry forward while land approvals are being sought.



PLANT & EQUIPMENT

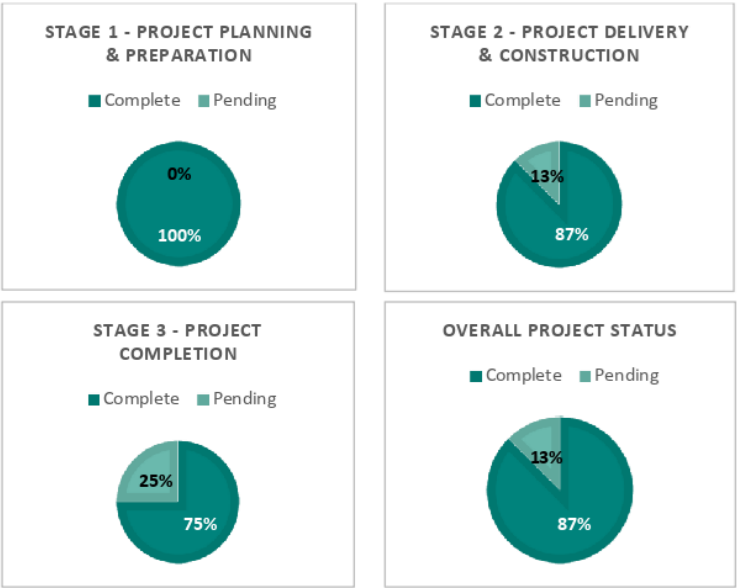


Key project milestones/updates:

- iCEP EV Charging Stations – This project has is confirmed to be a carry forward for Council charging station as the Chambers will require some electrical upgrades to occur before the charging stations could be installed.



BUDGET AMENDMENTS



Key project milestones/updates:

- Nothing significant to report.