



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 3 APRIL 2017
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 3 April 2017

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 3 April 2017

Time: 1.00pm

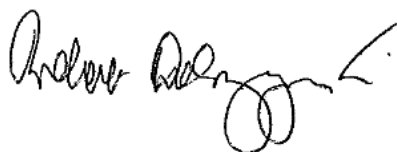
Section 65 Certificate of Qualified Advice

Background

Section 65 of the *Local Government Act 1993* requires the General Manager to certify that any advice, information or recommendation given to Council is provided by a person with appropriate qualifications or experience.

Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the Agenda Items for this Meeting.



Robert Dobrzynski
General Manager

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City of Launceston

COUNCIL AGENDA

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.)

3 CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 20 March 2017 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Aldermen.)

No Community Reports have been registered with Council as part of this Agenda

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)

(Questions on Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting. Questions on Notice will be researched by Council Officers and both the Question on Notice (as received) and the response will be provided at the Council Meeting and a reply in writing will also be provided.)

7.1.1 Public Questions on Notice - Mr Randall Barnett - Removal of Tree From Nature Strip

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

DIRECTOR: Shane Eberhardt (Acting Director Infrastructure Services)

QUESTION and RESPONSE:

The following question was asked by Mr Randall Barnett at the Council Meeting of 20 March 2017 and an answer has been provided by Mr Shane Eberhardt (Acting Director Infrastructure Services).

1. Am I able to remove a tree from the nature strip at the front of my house at 48 Hill Street, West Launceston?

Response:

There is no specific Council policy for public trees to address this circumstance. A Policy will be workshopped with Council to provide advice on this matter.

7.1.2 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 20 March 2017**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

QUESTIONS and RESPONSES:

The following questions were asked by Mr Basil Fitch at the Council Meeting of 20 March 2017 and have been answered by Mr Robert Dobrzynski (General Manager).

Code of Conduct

1. Does this section (section 3) allow Council to make their own rules?

Response:

As advised in the previous Council Agenda in response to a similar question, a Council can amend the Model Code of Conduct, subject to the Minister's approval under section 28T(3) of the *Local Government Act 1993*, but remains subject to the legislative requirements for an independent Code of Conduct Panel to deal with the Code of Conduct complaints against Aldermen, which all Councils are required to comply with under sections 28V-28ZF of the *Local Government Act 1993*.

TasWater Takeover

2. Is Council intending to involve shareholders (ratepayers) in discussions with the Liberal Government regarding the takeover of TasWater by holding public meetings or conducting a referendum?

Response:

The current conversation taking place with the community, involving both major political parties is extremely positive and reflects the concern that the City of Launceston has been advocating for a considerable period of time that urgent steps are required to be taken in order to address the poor health of the Tamar Estuary and unacceptable outcomes relating to sewage and stormwater disposal within the greater city area.

The Council is monitoring progress in regard to these discussions, which it is noted also involve the Local Government Association of Tasmania. It is understood that the State Government will be making further announcements in regard to these matters.

**7.1.2 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 20 March 2017
...(Cont'd)**

At this point, there is no requirement for the City of Launceston to consider any specific matters or assume a specific position relative to the discussions that are taking place. The Council will continue to pursue priority areas that are strategically important to the city and region. No further action is considered necessary at this point.

3. Do you intend keeping ratepayers informed of progress by alternate means other than on-line information, for example a newsletter?

Response:

Matters relating to discussion on the future of TasWater have been exhaustively covered within the print, radio and television media. There is no suggestion that there is anything less than a full understanding of the proposals being put forward by both major parties and the counter position held by TasWater and the Local Government Association of Tasmania.

Launceston City Deal

4. Will Launceston ratepayers be asked to pay its share in the University of Tasmania move, the Tamar River clean-up and engagement with industry, or will other Councils be asked to pay a share?

Response:

The details of the Launceston City Deal have not been concluded at this point. However, the intent of the City Deal is to establish a partnership agreement between the Federal government, State government and Local government in order to achieve maximum outcomes from the investment of government funds. There is no suggestion that contributions will be based on an equal share from each of the three levels of government.

7.2 Public Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 8 - Planning Authority.

8 PLANNING AUTHORITY

8.1 92 - 94 Cameron St - Business and Professional Services-offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston

FILE NO: DA0440/2016

AUTHOR: Ashley Brook (Consultant Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

For the Planning Authority to consider and determine a development application in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant:	City of Launceston
Property:	92-94 Cameron Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	21/09/2016
Validity Date:	11/10/2016
Further Information Request:	20/10/2016
Further Information Received:	22/02/2017
Deemed approval:	3/04/2017
Public exhibition period:	25/02/2017 to 14/03/2017
Representations:	Five

RECOMMENDATION:

That, in accordance with section 51 and section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0440/2016 Business and Professional Services – offices; Food Services – café; alterations to existing heritage-listed building to accommodate offices and café; demolition of amenity building to the rear (north); construction of a four-storey extension to the rear (north) to accommodate associated facilities; removal of vegetation at 92-94 Cameron Street, Launceston, in accordance with the endorsed plans and subject to the following conditions:

8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the following endorsed plans and documents to the satisfaction of the Planning Authority unless modified by a condition of the Permit:

- (a) Cover letter (Prepared by City of Launceston, dated 21 September 2016).
- (b) Notes for Planning Submission (Prepared by HBV Architects, undated).
- (c) Request for Further Information response (Prepared by City of Launceston, dated 12 February 2017).
- (d) Contaminated Site Assessment (Prepared by Environmental Service and Design, Final V4).
- (e) Excavation Management Plan (Prepared by Environmental Service and Design, Final, dated 24 February 2017).
- (f) Plans prepared by HBV Architects (undated), including:
 - (i) Cover Page (SK01)
 - (ii) Site Plan (SK 02, as revised)
 - (iii) Demolition Plans (SK 03)
 - (iv) Basement Plan (SK 04)
 - (v) Ground Floor Plan (SK 05)
 - (vi) First Floor Plan (SK 06)
 - (vii) Second Floor Plan (SK 07)
 - (viii) Roof and Plant Plan (SK 08)
 - (ix) East Elevation (SK 09)
 - (x) North Elevation (SK 10)
 - (xi) West Elevation (SK 11)
 - (xii) Section 1 – (West Facing) (SK 12)
 - (xiii) Section 2 – (South Facing) (SK 13)
 - (xiv) Section 3 (East Facing) (SK 14)
 - (xv) Details (SK 15)
 - (xvi) Archaeological (SK 16)

2. SIGNAGE NOT APPROVED

Any signage associated with the use and development does not form part of this Permit.

3. TASMANIAN HERITAGE COUNCIL

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Works Ref. 5159, endorsed as part of this permit.

- 8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)**
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4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2016/01512-LCC) (attached).

5. DELIVERY HOURS

Deliveries to and from the site by commercial vehicles associated with the approved food services (café) use must only occur between 6.00am and 10.00pm, seven days a week.

6. MECHANICAL PLANT

Mechanical plant shall be provided with suitable mitigation measures to ensure that noise, odours, fumes or vibration generated does not cause unreasonable loss of amenity to sensitive uses located immediately opposite the property.

7. EXTERIOR AND SECURING LIGHTING

Exterior Lighting and Security lighting to comply with the Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting".

8. NOISE

The food services (café) use must not cause unreasonable noise or interference to sensitive uses located immediately opposite the property. Precautions must be taken to avoid nuisance particularly in relation to intruder alarms, public address systems, heavy-duty compressors, exhaust canopy and the like.

9. ENVIRONMENTAL CONSULTANT ON SITE

An Environmental Consultant is required to be present on-site during the excavation phase during the implementation of the Excavation Management Plan.

10. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

11. HOURS OF OPERATION DURING EXCAVATION

Monday to Friday:	7.00am to 6.00pm
Saturday:	9.00am to 5.00pm
Sunday and Public Holidays:	10.00am to 4.00pm

- 8.1 **92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)**
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12. NO BURNING OF WASTE

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre).

13. DEMOLITION

The Developer must:

- (a) protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- (b) not undertake any burning of waste materials on site;
- (c) remove all rubbish from the site for disposal at a licensed refuse disposal site;
- (d) dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania 'How to Safely Remove Asbestos' Code of Practice 2012 or any subsequent versions of the document

Notes

A. Building Permit Required

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

B. Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor.

C. Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

D. Food Premises

All Food Businesses must be registered with council in accordance with the Food Act 2003. Food Premises must comply with the National Construction Code TAS Part H102.

- 8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)**
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E. General

This permit was issued based on the proposal documents submitted for DA0440/2016. You should contact Council's Planning Department with any other use or developments, as they may require separate approval. Council's Planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

F. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>

REPORT:

In accordance with Council Policy the assessment of this development application was outsourced to an independent consultant town planner as it relates to development of land in which Council is the applicant and the development is on Council owned land.

8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

1. THE PROPOSAL

The development application seeks planning approval for alterations to the existing heritage-listed building at 92-94 Cameron Street, Launceston (Macquarie House) to accommodate offices and a café, demolition of the existing amenities building to the rear (north) to enable the construction of a new four-storey extension, removal of two trees and other associated works.

Use

The proposed office use is proposed over the upper three levels of the existing building and proposed extension, whilst the basement level and adjacent external courtyard will accommodate the proposed restaurant and dining area. The application indicates the office use is specifically intended to involve a co-working space catering for freelancers, start-up companies and early career professionals (Macquarie House Innovation Hub).

Alterations to Macquarie House

The application includes a number of proposed alterations to the heritage-listed building. These involve removal of non-significant internal elements in order to reinstate an open floor configuration, provision of new insulated roof panels, re-opening of the ten original window openings over the upper three levels in the rear (northern) façade and the creation of two new and one enlarged door openings at the basement level.

The internal alterations include removal of the internal staircases providing vertical circulation between the upper three levels and the mechanical system throughout the building. At the basement level, the internal wall linings and kitchen related facilities will be removed. The existing floor coverings will be removed and the concrete slab will be polished. The modern slab will be cut back 150mm around the perimeter for a gravel filled trench to enable the walls to ventilate.

At ground level, the internal glazed entry to the rear of the main timber entry doors in the southern façade, partition walls and floor coverings are proposed to be removed. Frameless glass partitions and doors will be provided along either side of a central corridor which will extend through the building from behind the main entry doors. On the first floor level, the floor coverings will be removed and frameless glass partitions and doors will form a meeting room in the centre of the floor. On the second storey (upper level), the plasterboard ceiling and floor coverings are also proposed to be removed.

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The roof alterations will involve replacing the present galvanised steel roof tiles/pans, which were installed during previous restoration works and manufactured to reflect a Morewood and Rogers profile. The proposed roof comprises custom orb profile roof sheeting. The application indicates that additional roof insulation is required to comply with National Construction Code Energy Efficiency Requirements. This will be installed whilst enabling the underside of the roof structure to be exposed.

The rear window re-openings will involve removal of the external bricks to expose the existing windows. However, rather than replacing stone sills where lost and damaged, the application involves the installation of frameless windows in mild steel surrounds in the openings.

The new openings at the basement level will include a doorway opening in the northern wall providing access to the kitchen in the proposed extension, and an external doorway opening in the northern wall providing access to the outside courtyard. The application indicates that these are also intended to provide natural light and ventilation in the basement level. The opening proposed to be enlarged is an existing external doorway opening in the eastern wall also providing access to the courtyard. The creation of the new and enlarged openings involves removal of stonework applied to the external wall after it was exposed by excavations to create the courtyard. Portions of the original stone wall will also be removed. The reveals to the openings will be lined in mild steel plate. Glazed doors will be installed in the external openings.

Building extension

The four storey extension to the rear of the Macquarie House will accommodate all vertical circulation including a lift and staircase, service ducts, mechanical plant, amenities and toilet facilities. It will be separated from the original building by a narrow frameless glazed link. Its siting will enable Macquarie house to retain its freestanding appearance and ensure that maximum areas of its façade remain exposed. The proposed extension has been designed with a simple and neutral cubic form. It will be surrounded by a timber battened screen which will conceal openings and mechanical plant on the roof.

Associated works

The proposed extension to the rear of Macquarie House will be constructed on the footprint of the existing amenities building on the site, which is proposed to be demolished. This includes removal of the existing double door entry to the rear of Macquarie House at basement level and the adjacent stairs providing access towards Charles Street. The proposed works also involve the removal of a pine tree immediately to the west of the

8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

extension and a weeping-form to the east of the Macquarie House adjacent to its southern façade. Tree limbs to the rear (north) of the proposed extension affected by the building works will also be removed.

The removal of the weeping-form tree is proposed in order to construct new stairs providing access to the courtyard at basement level in a more visually prominent location. A section of the existing retaining wall and stairs immediately to the north will also be removed to undertake these works. The existing water feature in this location will be retained and incorporated into the new works.

The application also includes the provision of a graded path and ramped access above the courtyard extending to the ground floor level of the extension on its eastern side. This partly involves land in an adjoining title (Reference 13/6129) owned by the Department of Police, Fire and Emergency Management. The works in the adjoining title are limited to the reconstruction and repaving of an existing pathway adjacent to the Japanese Garden. The adjoining title does not form part of the land associated with a listed heritage place and the contaminated site assessment included with the application indicates the area has not been affected by a potentially contaminating activity. The works within the adjoining title are subject of an exemption under Clause 6.2.2 of the planning scheme.

Works excluded from the application

The applicant has confirmed that the application does not involve alterations to the existing timber entry doors in the southern façade of Macquarie House at ground floor level, despite an inconsistency in the plans. A requirement to retain the doors in their current configuration is included in Condition 5 of the Tasmanian Heritage Council (THC) 'Notice of Heritage Decision'.

The applicant has also confirmed that external signage will be subject of a future development application.

2. LOCATION AND AREA CHARACTER

The subject site at 92-94 Cameron Street is comprised in Certificate of Title Volume 118058 Folio 1 and has an area of 1,467m². It is located to the north of Civic Square adjacent to Charles Street. It has a frontage of 42m to Civic Square and 32m to Charles Street. The site contains Macquarie House which is a heritage listed building. It is an 1830s rectangular warehouse building in the Georgian style.

8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

Civic Square is an area of public open space within the Launceston central city area providing for passive recreation and a pedestrian thoroughfare. A development application to update the space has recently been approved by Council's Planning Authority (DA0628/2016). The surrounding area includes a mix of civic, business and commercial uses. The Magistrates Court and part of the Launceston Police Station adjoin the site to the north. Henty House is located on the opposite side of Civic Square.

There are a limited number of residential uses nearby including a dwelling above the doctor's surgery at 77 Cameron Street (east of Henty House) and a dwelling opposite the site at 44A Charles Street.

3. PLANNING SCHEME REQUIREMENTS

15. Urban Mixed Use Zone

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that supports the role of activity centres.

15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.

15.1.1.4 To create:

- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
- (b) appropriate provision for car parking, pedestrian access and traffic circulation.

Consistent

The application involves using the building for business and professional services (offices) and food services (café) which is consistent with Clause 15.1.1.1.

The proposal will activate the currently underutilised building adjacent to an area of public open space (Civic Square) and is therefore generally consistent with the remainder of the Zone Purpose Statements.

15.3 Use Standards

In accordance with Table 15.3 of the Scheme, the following use standards are applicable to the food services (café) use only.

8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

15.3.1 Hours of operation

Objective To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.
A1 Commercial vehicles must only operate between 6.00am and 10.00pm.
Complies The application does not seek approval for commercial vehicles providing deliveries to the food services use to operate outside these hours.

15.3.2 Mechanical plant and equipment

Objective To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.
Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.
P1 Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.
Relies on Performance Criteria Mechanical plant will be accommodated on the roof of the proposed extension below the level of the surrounding timber screens. There is a sensitive use located immediately opposite the site in Charles Street. There are a limited number of other sensitive uses nearby. The site and nearby sensitive uses are located in a central city area and there would be an existing level of noise, odours and vibration throughout the area. A general permit condition is required to reflect the terms of the performance criteria.

15.3.3 Light spill and illumination

Objective To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
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8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

<p>Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.</p>
<p>A1 The use must:</p> <ul style="list-style-type: none"> (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, and Low Density Residential zones; and (b) contain direct light from external light sources within the boundaries of the site.
<p>P1 Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to nearby sensitive uses; (c) the topography of the site; (d) the landscaping of the site; (e) the degree of screening between the light source and the sensitive uses; and (f) existing light sources nearby.
<p>Relies on Performance Criteria The subject site does not adjoin the boundary of the General Residential, Inner Residential, and Low Density Residential zones. The application does not include external lighting although could be expected for safety and security purposes. The site and nearby sensitive uses are located in a central city area and there would be an existing level of light spill as a result of street lighting, traffic lights and car headlights. A permit condition is included in the recommendation to ensure external lighting complies with the Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting". This condition was also identified by the Environmental Health Department.</p>

15.3.4 Noise Level

<p>Objective To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.</p>
<p>Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.</p>
<p>A1 Noise generated by a use on the site must:</p> <ul style="list-style-type: none"> (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

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P1 Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

Relies on Performance Criteria

The site and nearby sensitive uses are located in a central city area and there would be an existing level of noise from a range of uses extending into the night, vehicular traffic, intruder alarms and mechanical plant. A general permit condition is required to reflect the terms of the performance criteria. This condition was also identified by the Environmental Health department. This incorporates the terms of the condition identified by the Environmental Health department in relation to noise – commercial/industrial use.

15.4 Development Standards

15.4.1 Building height, setback and siting

Objective

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Consistent

The application is assessed as consistent with the objective for the standard. Refer to assessment of the relevant Performance Criteria (P3) below.

A1 Building height must be no greater than:

- (a) 12m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.

Complies

The maximum building height of the proposed extension is 11m relative to the ground levels outside the portion of the site which has previously been excavated to form the courtyard area. The proposed development therefore complies with acceptable solution A1 (a).

A2 Setback from a frontage:

- (a) must be built to the frontage at ground level; or
- (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

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<p>Not applicable The application does will not alter the existing frontage setbacks of Macquarie House.</p>
<p>A3 Setback from a side boundary: (a) must be built to the side boundaries at ground level; or (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.</p>
<p>P3 Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding building; (d) the height bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) the privacy to private open space and windows of habitable rooms on adjoining lots; (g) sunlight to private open space and windows of habitable rooms on adjoining lots; (h) any existing screening or the ability to implement screening; and (i) the character of the surrounding area.</p>
<p>Relies on Performance Criteria The adjoining buildings to the north are constructed up to or in close proximity to the side boundaries. The proposed extension will be setback 8m from the northern side boundary. The increased setback proposed minimises the potential impact on the amenity of adjoining lots. The proposed setback enables the retention of existing vegetation to the north and is therefore consistent with the open space character of the surrounding area associated with Civic Square.</p>

15.4.3 Active ground floors

<p>Objective To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.</p>
<p>Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the relevant Performance Criteria (P1) below.</p>
<p>A1 New buildings with non-residential uses on ground floors must: (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades; (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades; (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and</p>

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<p>(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>
<p>P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <p>(a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</p> <p>(b) the potential for security grills or screens to reduce the amenity of the building or reduce levels of interaction with the public;</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and</p> <p>(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades</p>
<p>Relies on Performance Criteria</p> <p>The proposed extension will be surrounded by a timber-battened screen which will generally conceal building elements including the pre-cast concrete walls and glazing in order to provide clear delineation from the original Macquarie House building. The main timber entry doors in the southern façade of Macquarie House at ground floor level will be retained. The entry into the ground level of the extension at the termination of the graded path and ramped access will be glazed. The extension has been designed to maximise interaction with pedestrians relative to its use to provide services and amenities associated with Macquarie House and the heritage values of the original building. The timber screen surrounding the extension will also screen mechanical plant on the roof.</p>
<p>A2 Alterations to ground floor facades of non-residential buildings must not:</p> <p>(a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;</p> <p>(b) have security grilles or screens that obscure the ground floor facade;</p> <p>(c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the façade; and</p> <p>(d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>
<p>Complies</p> <p>Alterations to the Cameron Street (Civic Square) and Charles Street façades at ground level will not reduce the level of glazing, result in the installation of security grills, screens mechanical plant on the façades or increase blank walls, signage panels or blocked out windows.</p>
<p>A3 The building must:</p> <p>(a) provide a direct access for pedestrians from the road or publicly accessible areas; and</p>

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(b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

Complies

The main timber entry doors in the southern façade of Macquarie House at ground floor level providing access from Civic Square will be retained. This will provide access for the office use. It is noted that the new glazed external openings at the basement level will provide access to the food services (café) use for pedestrians accessing the site from Civic Square.

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to:

(a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

Consistent

The subject site is identified as potentially contaminated land due to previous uses including a service station. The application includes a contaminated site assessment demonstrating that the use and development of the site will not adversely impact on human health or the environment.

E2.6.2 Excavation

Objective

To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.

Consistent

The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

P1 Excavation does not adversely impact on health and the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
 - (i) an environmental site assessment;
 - (ii) any specific remediation and protection measures required to be implemented before excavation commences; and
 - (iii) a statement that the excavation does not adversely impact on human health or the environment.

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Relies on Performance Criteria

A contaminated site assessment has been included with the application. It determined that there is no risk from contamination because there are only very low levels of contamination in the groundwater and soil. The application therefore demonstrates compliance with Performance Criteria P1(b). Whilst not required to demonstrate compliance, the contaminated site assessment is accompanied by an excavation management plan.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

Consistent

The application complies with the relevant acceptable solutions and is therefore consistent with the Code.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

Consistent

The application complies with the relevant acceptable solution and is therefore consistent with the objective for the standard.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

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<p>Complies The subject site is located within the Launceston Central Business District Parking Exemption Area. In accordance with the parking precinct plan for the area, no car parking is proposed. The application therefore complies with acceptable solution A1(d).</p>
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>
<p>Not applicable No car parking spaces are proposed and therefore there is no requirement to provide spaces for use by persons with a disability under Part D3 of the National Construction Code 2014.</p>

E6.5.2 Bicycle parking numbers

<p>Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use</p>																
<p>Consistent The application complies with the acceptable solution and is therefore consistent with the objective for the standard.</p>																
<p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>																
<p>Complies The minimum provision required by Table E6.1 is quantified below.</p>																
<table border="1"> <thead> <tr> <th>Use</th> <th>Table E6.1 Rate</th> <th>Units proposed</th> <th>Minimum provision required</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>1 space per 500m² GFA</td> <td>700 m²</td> <td>2 spaces</td> </tr> <tr> <td>Food services</td> <td>1 space per 75m² GFA</td> <td>275 m²</td> <td>4 spaces</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>6 spaces</td> </tr> </tbody> </table>	Use	Table E6.1 Rate	Units proposed	Minimum provision required	Office	1 space per 500m ² GFA	700 m ²	2 spaces	Food services	1 space per 75m ² GFA	275 m ²	4 spaces	Total			6 spaces
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8.1 92 - 94 Cameron St - Business and Professional Services-Offices; Food Services - Cafe; Alterations to Existing Heritage Listed Building to Accommodate Offices and Cafe; Demolition of Amenity Building to Rear (North), Construction of a Four-storey Extension to the Rear (North) to Accommodate Associated Facilities; Removal of Vegetation at 92-94 Cameron Street, Launceston ...(Cont'd)

The endorsed plans associated with the Permit issued for the Civic Square redevelopment (DA0628/2016) involves the provision of 38 bicycle parking hoops throughout the space. This is notwithstanding that bicycle parking was not required for the uses approved by that Permit. The approved provision includes six bicycle hoops directly to the south of 92-94 Cameron Street. A number of other bicycle hoops will be located within 50m of the site. The Permit (DA0628/2016) has not commenced, however, funding has been allocated. Therefore, bicycle parking spaces to be provided as part of the Civic Square redevelopment are capable of being utilised to satisfy the requirements of the acceptable solution.

E6.5.3 Taxi spaces

Objective:
To ensure that access for taxis is provided to meet the needs of the use.

A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required.

Not applicable
No car parking spaces are required and consequently there is no requirement to provide any taxi spaces.

E6.5.4 Motorcycle parking

Objective:
To ensure that motorcycle parking is provided to meet the needs of the use.

A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.

Not applicable
No car parking spaces are required and consequently there is no requirement to provide any motorcycle parking.

E6.5.5 Loading bays

Objective:
To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.

Consistent
The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 A loading bay must be provided for uses with a gross floor area greater than 1000m² in a single occupancy.

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P1 Adequate space for loading and unloading must be provided, having regard to:

- (a) the types 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) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

Relies on Performance Criteria

The office use will have a gross floor area greater than 1000m². The loading and unloading requirements for the use can be satisfied by the existing on-street parking provision.

E6.6 Development Standards

E6.6.5 Bicycle facilities

Objective:

To ensure that cyclists are provided with adequate facilities.

A1 Uses that require five or more bicycle spaces by Table E6.1 must provide one shower and change room facility on site, with one additional shower and change room on site for each ten additional bicycles spaces required.

Not applicable

The proposed uses do not individually require five or more bicycle spaces under Table E6.1 and therefore there is no requirement under the planning scheme to provide end trip facilities.

E6.6 Parking Precinct Plans

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E6.7.1.3 Local Area Provisions

Objective

To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.

Consistent

The application complies with the acceptable solution and is therefore consistent with the objective for the standard.

A1 On-site car parking is:

- (a) not provided; or
- (b) not increased above existing parking numbers.

Complies

On-site car parking is not proposed.

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E13.0 Local Historic Cultural Heritage Code

- E13.1 The purpose of this provision is to:
- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
 - (b) encourage and facilitate the continued use of these places;
 - (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
 - (d) ensure development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

Consistent

The application involves a range of works relevant to Macquarie House including alterations, restoration and an extension. The works are subject to a number of standards in the Code including performance criteria requirements which are addressed below. The application, which is modified by the requirements in the THC 'Notice of Decision', is compliant with the objective for the standard.

Macquarie House has historic cultural heritage significance relating to its original form, configuration and fabric as an 1830s Colonial Georgian free standing warehouse building. Its heritage significance is described in the Conservation Management Plan (CMP) for the place. The CMP outlines a number of policies for the conservation of the place based on the principles and processes described in the Burra Charter. The CMP and its provisions are not incorporated into the planning scheme although it has informed the following assessment of the standards in the Local Historic Cultural Heritage Code.

E13.6.1 Demolition

Objective
To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.

Consistent

The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:

- (a) the physical condition of the local heritage place;
- (b) the extent and rate of deterioration of the building or structure;
- (c) the safety of the building or structure;

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- (d) the streetscape or setting in which the building or structure is located;
- (e) the cultural heritage values of the local heritage place;
- (f) the need for the development;
- (g) any options to reduce or mitigate deterioration;
- (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and
- (i) any overriding economic considerations.

Complies

The application involves demolition of a number of building elements. This includes a number of later additions adjacent to the Macquarie House warehouse building, specifically the amenities building to the rear (north), the adjacent stairs providing access towards Charles Street and a section of the retaining wall and stairs to the east associated with the courtyard.

A number of later additions within the interior and exterior of Macquarie House are also proposed to be removed. This includes the internal staircase installed around the 1920s and later adapted, the remaining kitchen related elements at basement level, the double door entry to the rear of the basement installed around the 1970s, partition walls and internal glazed entry at ground level and other elements including floor coverings. These works are mostly intended to facilitate the reinstatement of an open floor configuration associated with the warehouse building.

The application also proposes to remove and replace the existing roof material. This aspect of the application is assessed further below against E13.6.2 Maintenance and repair.

The proposed demolition works involving original building fabric relate to the creation of openings to the rear (north) and east of the Macquarie House building. Firstly, this includes reinstatement of the ten original window openings over the upper three levels in the rear (northern) façade which involves removal of the external bricks. Secondly, it includes creation of two new and one enlarged door openings in the stonework at the basement level.

The removal of the bricks in the rear façade to reinstate the window openings is identified in the CMP as works which may be undertaken. The works will assist in revealing these original features. The CMP also indicates that original casement and sashes in the openings should be protected and retained. The applicant has indicated that the casement and sashes currently in situ may not be original, although are capable of being retained along with the installation of frameless glazed mild steel plates fitted within the window reveals. Notwithstanding, the THC 'Notice of Heritage Decision'

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requires that they be retained and the new steel frame windows are not approved. The THC decision also provides that the sandstone sills and reveals may be repaired or restored, as discussed further below in relation to Clause E13.6.2 Maintenance and repair.

The CMP indicates that original building fabric, including brick and stonework, is highly significant and should be conserved. The proposed removal of this fabric is limited to the new and enlarged openings at basement level. The original stonework in this location is mostly concealed on the outside by bluestone installed following the courtyard excavations. The removal of the affected sections of stonework which are currently concealed is considered to be reasonable to provide for the larger redevelopment including restoration works and which will facilitate the establishment of allowable uses within the currently underutilised building. The THC 'Notice of Decision' requires the stonework and any brickwork removed from the basement walls to be salvaged, and reused in repairs or incorporated into the new work. It is noted that the THC also requires the new door openings within the basement masonry walls to have dressed stone or brick reveals, in addition to the proposed steel plate reveals.

The application, along with the requirements of the THC, therefore ensures that the demolition works will not have an unreasonable impact on the historic cultural heritage significance of the place. No original building fabric will be discarded from the site as a result of the development. This includes parts of original stonework from the basement walls which will be required to be reused.

E13.6.2 Maintenance and repair

Objective

To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.

Consistent

The application complies with the acceptable solution and is therefore consistent with the objective for the standard.

A1 New materials and finishes match or are similar to the materials and finishes that are being replaced.

Complies

The works included in the application mostly extend beyond maintenance and repair of the heritage building. The application includes alterations and an extension which are subject to the other standards in the Code.

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The application involves re-roofing the existing building. The existing roof tiles are not original although were manufactured to reflect a Morewood and Rogers profile. A new roof with a custom orb profile is proposed. The THC 'Notice of Decision' requires the existing roof material is to be incorporated onto the new roof where possible. Should re-use prove to be impractical, the decision indicates the THC will accept an alternate short sheet heritage galvanised steel, or equivalent. The decision requires Heritage Tasmania to approve the eventual roof material. The proposed re-roofing will therefore be required to utilise a similar material and therefore will comply with the acceptable solution.

Further to the assessment in relation to the window re-opening in the northern façade, the THC 'Notice of Decision' provides that the existing sandstone sills and reveals may be restored or their reconstruction to match the previously restored windows. The repairs would be required to utilise similar material to the original sills and reveals, and therefore would comply with the acceptable solution.

E13.6.4 Site coverage

Objective:
To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.

Consistent
The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:
(a) the topography of the site;
(b) the cultural heritage values of the local heritage place and setting;
(c) the site coverage of buildings on sites in the surrounding area; and
(d) the pattern of development in the surrounding area.

Complies
The proposed extension will be constructed within the footprint of the existing amenities building at basement level. It will therefore generally retain the area of open space within the site that in conjunction with Civic Square provides a modern parklike setting to Macquarie House. Notwithstanding, it will increase the area within the footprint that is contained under a roof and therefore will slightly increase the site coverage by 2%. However, the footprint relates to the basement level and will largely be accommodated within the portion of the site that has previously been excavated. The extension includes an open terrace area in the western portion at ground level directly above the

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kitchen within the basement. Each of the upper three floors of the extension will therefore have an area which will be 32% smaller than the footprint at the basement level. This will reduce the apparent size of the building footprint.

Given that the extension will be constructed within the footprint of the existing addition to the north of Macquarie House to be demolished and will enable open space and a parklike setting associated with the property to be retained, the proposed site coverage is compatible within the historic cultural heritage significance of the place.

E13.6.5 Height and bulk of buildings

Objective:

To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the character and appearance of the existing building or place;
- (c) the height and bulk of other buildings in the surrounding area;
- (d) the historic cultural heritage significance of adjacent places; and
- (e) the streetscape.

Complies

The proposed extension has been designed to appear as a separate building element to Macquarie House. It will present a neutral cubic form in order to enable the continued appreciation of character and appearance of the original building. It will be smaller in scale and bulk than the original building. It will also be 2m lower in overall height. The height and bulk of the proposed extension is therefore compatible within the historic cultural heritage significance of the place.

E13.6.6 Site of buildings and structure

Objective:

To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

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<p>Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria</p>
<p>P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the topography of the site; (c) the size, shape, and orientation of the lot; (d) the setbacks of other buildings in the surrounding area; (e) the historic cultural heritage significance of adjacent places; and (f) the streetscape.</p>
<p>Complies The proposed extension has been sited relative to the cultural heritage values of Macquarie House, rather than the front and side boundaries, in order to appear as a separate element. This is in order to ensure that the original building retains its appearance as a free standing warehouse in the Colonial Georgian style. The design comprises a neutral cubic form that will be separated from the original building by a narrow frameless glazed link. The siting of the proposed extension is therefore compatible within the historic cultural heritage significance of the place.</p>

E13.6.8 Roof form and materials

<p>Objective: To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance criteria</p>
<p>P1 Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the design, period of construction and materials of the dominant building on the site; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.</p>

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Complies

Refer to assessment of Clause E13.6.2 Maintenance and repair. The roof of Macquarie House is proposed to be replaced. The THC 'Notice of Decision' requires utilisation of a similar material as the existing roof. This will ensure that the re-roofing is compatible within the cultural heritage values of the place.

The proposed extension will contain a flat roof that will be concealed by the timber screen structure. This is in keeping with the neutral cubic form of the extension which has been designed to enable the continued appreciation of character and appearance of the original building. It is therefore also compatible within the historic cultural heritage values of the place.

E13.6.9 Wall materials

Objective:

To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Wall material for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant wall materials in the setting; and
- (d) the streetscape.

Complies

The proposed extension will be constructed with pre-cast concrete walls and extensive areas of glazing. However, it will be surrounded by a timber battened screen to conceal the concrete walls, openings and other building elements. The proposed cubic form and selection of timber as the material that mostly will be visible is further in keeping with the design response which is intended to enable the continued appreciation of character and appearance of the original building. It will provide a contrast between the solidity and permanence of the original building and the lightness and transience of the extension. The proposed materials are therefore compatible within the historic cultural heritage significance of the place.

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E13.6.12 Tree and vegetation removal

Objective:
To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.

Consistent
The application is assessed as consistent with the objective for the standard. Refer to assessment of the Performance Criteria below.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the age and condition of the tree or vegetation;
- (c) the size and form of the tree or vegetation;
- (d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and
- (e) whether the tree or vegetation is located within a garden that is listed as a local heritage place.

Complies
The proposal includes the removal of a pine tree immediately to the west of the extension and a weeping-form to the east of the Macquarie House adjacent to its southern façade. It also includes the removal of tree limbs to the rear (north) of the proposed extension which will be affected by the building works.

The cultural heritage significance of the place primarily relates to the building form, configuration and fabric of the original (1830s) Colonial Georgian free standing warehouse building. The building presently exists within a modern parklike setting comprised of open space and vegetation within the site and the adjoining Civic Square. The current setting has substantially compromised an understanding of the original streetscape setting of the building. The vegetation within the site therefore has limited historic significance. The removal of the trees and limbs will therefore not have an unreasonable impact on the historic cultural heritage significance of the place.

Notwithstanding, the trees within the site particularly the weeping-form tree has broader community significance owing to their contribution to the attractively designed open space associated with Civic Square. However, there are no specific controls in the planning scheme which would require retention of the trees.

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4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Roads and Hydraulics	N/A
Environmental Health	Conditional consent provided. Conditions recommended in relation to: <ul style="list-style-type: none"> • Amenity – Commercial/industrial use (during construction) • Excavation management plan • Environmental consultant on site • Hours of operation during excavation • Exterior and security lighting • No burning of waste • Demolition • Noise – Commercial/industrial use • Food premises to register (advisory noted)
Parks and Recreation	N/A
Heritage/Urban Design	<p>The current roof is not original and is not considered to have sufficient interest or heritage significance to be restored. The replacement proposed in the application is considered to be consistent with the provisions in the Burra Charter relevant to restoration and reconstruction works.</p> <p>The materials and design aesthetic proposed for the development are contemporary, which is considered to be appropriate and in line with the provisions in the Burra Charter relevant to new works.</p> <p>Concerns regarding the removal of the weeping-form tree which has broader community interest.</p>
Building and Plumbing	N/A

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REFERRAL	COMMENTS
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2016/01512-LCC.
TasGas	The application was referred to TasGas. TasGas do not have any objections or comments in relation to the proposal.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	<p>The Tasmanian Heritage Council (THC) a 'Notice of Heritage Decision' for THC Works Ref. 5159 on 21 March 2017 consenting to the works subject to a number of conditions generally requiring:</p> <ol style="list-style-type: none"> 1. The steel frame windows proposed in the upper three levels of the northern façade of Macquarie House are not approved. The timber frame windows and sashes in the window openings are to be retained and exposed. The sandstone sills and reveals may be repaired or reconstructed to match the previously restored windows. The applicant may consult with Heritage Tasmania's Works Manager for any variation to these requirements. 2. The potential to salvage, reuse and incorporate the existing replica Morewood and Rogers roof tiles in the new insulated roof panels is to be investigated. The findings of the investigations are to be presented to the satisfaction of Heritage Tasmania's Works Manager prior to commencement of that part of the works. Should reuse of the tiles prove impractical, the THC will accept an alternate short sheet heritage galvanised steel, or equivalent. The

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	<p>decision requires Heritage Tasmania to approve the eventual roof material.</p> <ol style="list-style-type: none"> 3. Excavation within the areas of 'medium' and 'high' archaeological potential are to be archaeologically monitored. A report on the archaeological monitoring is to be prepared. 4. The new door openings within the basement masonry walls are required to have dressed stone or brick reveals, in addition to the proposed steel plate reveals. The stone and brickwork being removed from the basement walls for the new door openings is to be salvaged, and reused in repairs or incorporated into the new work. 5. The pair of timber entry doors to the southern (ground floor) façade are to remain in their current configuration. 6. The 'new illuminated sign' identified on the southern side of Macquarie House does not form part of this approval. <p>Any permit issued by Council's Planning Authority is required to include the conditions required by the THC, and further it must not include a permit condition that conflicts with any condition required by the THC.</p>
<p>Crown Land</p>	<p>The proposal involves works on a parcel of adjoining Crown Land (Reference 13/6129) administered by the Department of Police, Fire and Emergency Management. This is limited to the reconstruction and repaving of an existing pathway adjacent to the Japanese Garden. The works are subject of an exemption under Clause 6.2.2 of the planning scheme and do not form part of the application. Notwithstanding, the Minister</p>

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	for Police, Fire and Emergency Management has granted consent for the lodgement of the application as it relates to these works. The advice provided by the Minister further indicates that should planning approval be granted, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown Land.
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a period of 14 days from 25 February to 14 March 2017. Five representations were received. Issues raised in the representations are included below.

ISSUE	COMMENTS
1. Concern that the extension will be constructed with a bland gray façade however, it should present a 'modern' façade similar to Macquarie House.	The Conservation Management Plan (CMP) for Macquarie House seeks to ensure that new development beside or behind the building does not obscure an understanding that it is a free standing warehouse in the Colonial Georgian style. It also identifies that new finishes involving an entirely new entity should be modern and not imitate an historic element of finish that was never there. The application identifies that the extension has been designed to present a neutral cubic form and will be surrounded by a timber battened screen which will conceal new building elements including openings. This is proposed to provide a clear delineation between the extension and the original building.

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ISSUE	COMMENTS
<p>2. Concern that the pines and willows will be removed, and if this is necessary they should be replaced with well established trees.</p>	<p>The willow tree adjacent to the fountain within the site is not proposed to be removed. The applicant has advised that it is not proposed to replace the two trees within the site that are required to be removed for the proposed development. Whilst the trees form part of the open space setting for the Macquarie House, they do not contribute to historic cultural heritage significance of the place and their retention or replacement is not required under terms of the planning scheme.</p>
<p>3. Query whether the fountain within the site will be impacted.</p>	<p>The application does not include modifications or other works involving the fountain within the site.</p>
<p>4. Query whether Macquarie House will be accessible for the local community and tourists, or only for public servants and business people.</p>	<p>The application seeks approval to use the building primarily for offices. It would therefore be primarily accessible to persons involved in business activities, including business owners, employees and clients. The application identifies that the office is specifically intended to involve a co-working space catering for freelancers, start-up companies and early career professionals. It also includes a restaurant and dining area at the basement level, which has been separately categorised as Food Services under the Planning Scheme and therefore capable of being operated to serve the general public.</p>
<p>5. The roof is proposed to be replaced with "insulated panels". The present roof should alternatively be retained and placed back over the new ceiling lining/insulation material.</p>	<p>Refer to assessment of Clause E13.6.2 Maintenance and repair in relation to the proposed re-roofing. The THC 'Notice of Decision' requires the existing roof material is to be incorporated onto the new roof where possible. Should re-use prove to be impractical, the decision indicates the THC will accept an alternate short sheet heritage galvanised steel, or equivalent. The decision requires Heritage Tasmania to approve the eventual roof material.</p>

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ISSUE	COMMENTS
<p>6. The bricked up windows in the rear wall of the existing building are proposed to be replaced with fixed frameless glazing. The proposed method of re-opening these windows is considered to be inconsistent with the CMP for Macquarie House. The windows should alternatively be re-opened and restored by exposing the timber window frames and providing new sandstone sills/jambes where not currently existing.</p>	<p>Refer to assessment of Clause E13.6.1 Demolition and Clause E13.6.2 Maintenance and repair relevant to the proposed window re-openings. The THC 'Notice of Decision' does not approve the proposed steel frame windows proposed in the upper three levels of the northern façade. The timber frame windows and sashes in the window openings are to be retained and exposed. The sandstone sills and reveals may be repaired or reconstructed to match the previously restored windows.</p>
<p>7. Issues with the new or enlarged openings, including:</p> <ul style="list-style-type: none"> • The enlargement of the eastern opening involving removal of a corner wall adjacent to the doorway should be balanced in a more traditional way on both jambes. • The new external opening in the northern wall is not supported on the basis that it is not necessary in a basement dining area and is considered to represent an unreasonable modification of the heritage fabric. • The new doorway opening in the northern wall providing access to the kitchen in the extension is supported because it is associated with the relocation of the present kitchen from Macquarie House and uncovering the basement fabric. 	<p>Refer to assessment of Clause E13.6.1 relevant to the proposed removal of the original stonework. The THC 'Notice of Decision' requires the stone and brickwork being removed from the basement walls to be salvaged, and reused in repairs or incorporated into the new work. Further, the new door openings within the basement masonry walls are required to have dressed stone or brick reveals, in addition to the proposed steel plate reveals.</p>

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ISSUE	COMMENTS
<p>8. The proposed removal of the existing internal glazed entry and modification of the external entry doors to swing outwards over the steps to the south of Macquarie House (which appears to be indicated on the drawings) is not supported. The present arrangement enables the doors to be in a pinned back position during the day which is common practice for buildings in public use.</p>	<p>The applicant has confirmed that the present arrangement is proposed to be retained. The plans submitted with the application indicate a different arrangement to existing. A requirement to retain the doors in their current configuration is included in the THC 'Notice of Decision'.</p>
<p>9. The proposal does not involve the provision of public toilet facilities. The facilities involved in the application will be accessed from the restaurant / dining area. Public toilet facilities should be provided in conjunction with Council's plans for Civic Square involving its redevelopment for passive recreation.</p>	<p>The applicant has indicated that the provision of new public toilet facilities is planned as part of the Civic Square redevelopment, which will be subject to a separate Development Application. There is no requirement under the planning scheme to provide public toilet facilities for the uses proposed in the current application.</p>
<p>10. The foundations in the southern facade of Macquarie House should be exposed by adjusting the levels in front of the building to those which existed in the past.</p>	<p>The historic exterior ground level to the south of Macquarie House was lower than the present levels formed by a retaining wall and paving. The ground levels around the other sides of the building have also been altered over time. To the north (rear) and east of the building, they have been lowered to basement floor level. The CMP identifies that the original ground levels may be restored. However, it does not identify that this would be required for the conservation of the place. Therefore, there is no requirement under the planning scheme to restore the historic ground levels.</p>

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ISSUE	COMMENTS
11. The design of the extension should more closely reflect the architectural style of Macquarie House, which would increase the tourist value of the area.	Further to the response to Issue 1, the contemporary design and separation of the extension from Macquarie House provided by the glazed link which ensure it is clearly differentiated from the original building. This is considered to be consistent with the provisions in the Burra Charter and CMP relevant to new works.
12. The design of the extension should be in keeping with Macquarie House and not be modernised.	See response to Issue 11.
13. The existing trees should be retained and incorporated into the current design, or alternatively they should be relocated to another area within the site.	The applicant has advised that it does not consider it would be viable to relocate the two mature trees within the site that are required to be removed for the proposed development. For the reasons identified in relation to Issue 2, their retention or replacement is not required under terms of the planning scheme.

6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Launceston Interim Planning Scheme 2015 and is therefore recommended for approval.

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

ENVIRONMENTAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

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SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map - 92-94 Cameron Street (electronically distributed)
 2. Plans of Proposal - 92-94 Cameron Street (electronically distributed)
 3. Representations - 92-94 Cameron Street (electronically distributed)
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8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application)

FILE NO: DA0058/2017

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant:	Alps and Amici Pty Ltd
Property:	52 Abbott Street, East Launceston
Zoning:	Local Business
Receipt Date:	14/02/2017
Validity Date:	14/02/2017
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	22/04/2017
Representations:	Three

PREVIOUS COUNCIL CONSIDERATION:

DA0513/2016 - General Retail and Hire - change of use of 38 Arthur Street from dwelling to an extension to existing deli/supermarket at 52 Abbott Street, construction of alterations to existing building and building fascia sign at 38 Arthur Street.

RECOMMENDATION:

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0058/2017 General Retail and Hire - demolition of existing dwelling and construction of extensions to existing food store (amended application) at 52 Abbott Street, East Launceston subject to the following conditions:

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Site Plan, Prepared by Philp Lighton Architects, Drawing No. DA01, Scale: 1:1000 and 1:200, Dated 10/2/2017.
- b. Existing Floor Plan, Prepared by Philp Lighton Architects, Drawing No. DA02, Scale: 1:100, Dated 10/2/2017.
- c. Demolition Plan, Prepared by Philp Lighton Architects, Drawing No. DA03, Scale: 1:100, Dated 10/2/2017.
- d. Existing Floor Plan, Prepared by Philp Lighton Architects, Drawing No. DA03, Scale: 1:100, Dated 10/2/2017.
- e. Proposed Floor Plan, Prepared by Philp Lighton Architects, Drawing No. DA04, Scale: 1:100, Dated 10/2/2017.
- f. Elevations 1, Prepared by Philp Lighton Architects, Drawing No. DA05, Scale: 1:100, Dated 10/2/2017.
- g. Elevations 2, Prepared by Philp Lighton Architects, Drawing No. DA06, Scale: 1:100, Dated 10/2/2017.
- h. Sections, Prepared by Philp Lighton Architects, Drawing No. DA07, Scale: 1:100, Dated 10/2/2017.
- j. Landscape plan, Prepared by Philp Lighton Architects, Drawing No. DA08, Scale: 1:100, Dated 10/2/2017.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

3. USE LIMITATION

This permit allows the use for General retail and hire defined in the Launceston Interim Planning Scheme 2015. Any consumption of food on the premises must be at a level ancillary to the General retail and hire use.

4. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 5.00pm Saturday and no works on Sunday or Public Holidays.

5. NON REFLECTIVE EXTERIOR FINISH

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction of the Manager Planning Services.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

6. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00202-LCC) (attached).

7. BUSINESS HOURS

The operation of the use is confined to 7.30am to 10.00pm seven days a week.

Commercial vehicles must only operate between 6.00am and 10.00pm Monday to Friday and 7:00am to 5:00pm Saturday and Sunday.

8. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing or at such time as agreed to by the Manager Planning Services; and
- c. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

9. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. The structure, location and size of the signage not changing.
- b. The content of the signage relating to the site.
- c. Compliance with the requirements of the planning scheme.

10. SIGN MAINTENANCE

The sign must be constructed and maintained in good condition to the satisfaction of the Council.

11. DRIVEWAY CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must;

- (a) Be properly constructed to such levels that they can be used in accordance with the plans,
- (b) Be surfaced with an impervious all weather seal,
- (c) Be adequately drained to prevent stormwater being discharged to neighbouring property,
- (d) Be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

12. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

14. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

15. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light,

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vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

16. NO BURNING OF WASTE

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre).

17. DEMOLITION

The Developer must:

- (a) protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- (b) not undertake any burning of waste materials on site;
- (c) remove all rubbish from the site for disposal at a licensed refuse disposal site;
- (d) dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania *'How to Safely Remove Asbestos' Code of Practice 2012* or any subsequent versions of the document.

18. NOISE - COMMERCIAL/INDUSTRIAL

The use must not cause unreasonable noise or interference to adjoining sensitive uses. Precautions must be taken to avoid nuisance to neighbouring residential areas, particularly, intruder alarms, compressors, heat pumps and any equipment that may emit noise.

Noise generated by a site on the site must not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site.

19. PROTECTION OF EXISTING TREES

Existing street trees in the Arthur Street nature strip are to be protected from damage during the demolition of the existing dwelling and the construction of the new building extension. The trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

Fourteen days prior to the commencement of any onsite works, including but not limited to the demolition of the existing dwelling, the contractor must contact Council's Manager Operations to arrange an authorised vegetation contractor to undertake pruning works to facilitate access to the site due to the proximity of the power lines.

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The trees shall not be pruned or lopped without the express written permission of the Council.

Notes

- A. Building Permit Required
Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.
- B. Occupancy Permit Required
Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.
- C. Plumbing Permit Required
Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.
- D. General
This permit was issued based on the proposal documents submitted for DA0058/2017. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

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E. Access for People with a Disability

This permit does not ensure compliance with the Disability Discrimination Act, furthermore the developer may be liable to complaints under the said Act. The developer is directed to Australian Standard 1428 Parts 1 - 4 for technical direction on how to cater for people with disabilities.

F. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>.

G. Permit Commencement.

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

H. Food Premises

New Food Premises including extensions/alterations must comply with the National Construction Code TAS Part H102. All Food Businesses must be registered with council in accordance with the Food Act 2003.

I. Gutter guards to be installed

The roof and guttering of the building are to be designed to discourage the collection of leaves and debris from the street trees located in Arthur Street. Measures should include gutter guards and other products (gutter brushes, gutter mesh).

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REPORT:

1. THE PROPOSAL

The application proposes removal of the existing dwelling and shed to allow the extension of the existing deli/supermarket at 52 Abbott Street known as Alps and Amici. The intent of the L-shaped 132.83m² extension is to spread the existing functions of the premises over the greater floor area with an increase in the extent of in-house dining. It will be clad in cement sheet and painted to match the existing building with windows overlooking the proposed 8m wide x 7.5m deep cottage garden in the front garden. A new tree is proposed in the centre of the garden. Landscaping is proposed around the boundaries.

The extension will be externally accessed off Arthur St towards the central portion of the site where the customer portion of the premises is located via a set of concrete stairs. Accessible access remains via the existing main entry. Two car spaces are proposed adjacent to the extension over an existing crossover in Arthur Street.

The application is made as an alternative to an approval granted last year - *DA0513/2016 - General Retail and Hire - change of use of 38 Arthur Street from dwelling to an extension to existing deli/supermarket at 52 Abbott Street, construction of alterations to existing building and building fascia sign at 38 Arthur Street*. The issued permit included a condition for the two properties to be adhered with this having already been undertaken. Following approval of this application and professional advice sought in regard to the redevelopment and incorporation of the cottage into the existing commercial business, the integrity of the building was questioned and the cost has been considered too high in comparison to the development of a new similar sized building as proposed in this application.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Site location

The properties are located on the north western corner of Abbott and Arthur Streets in East Launceston. The area is predominantly an older established residential area that is approximately 20 minute walk to the east of the central city. Development in the area includes both single, part two storey and two storey dwellings. A real estate office and cafe are located on the southern side of Arthur Street just to the west of the intersection.

Site description

The site includes 38 Arthur Street (subject of a condition of the previous permit - DA0513/2016 52 Abbott Street and 38 Arthur Street have been adhered). The existing building on the historic property of 52 Abbott Street occupies the total site. What was 38 Arthur Street has a rear yard, typical of a residential property with a driveway along the

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western side of the building. Both properties are relatively square in shape, and have a combined area of 654m².

Location of existing access to the site

Both properties have direct access off the public street network.

Slope

The area is relatively undulating, the land at base of the eastern side of the hill that capped by High Street and a second smaller high that rises to Berean Street to the east.

Vegetation

The rear of what was 38 Arthur Street has a garden and this is to be retained and will include herbs and plants to be used in food preparation.

Site Services

Both sites are fully serviced.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

20.0 Local Business Zone

20.1.1 Zone Purpose Statements

20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.

20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.

20.1.1.4 To create:

(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic circulation.

20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.

Consistent

The proposal is consistent with the zone intent by enhancing the existing delicatessen type grocery store to benefit the surrounding residential area. Along with grocery items it offers local produce, both as produce and as prepared meals. The proposal intends to enlarge the existing opportunity to consume coffee and prepared meals on site especially for nearby residents to walk to such a location and to offer occasional cooking classes. This is proposed at a level ancillary to the general retail and hire use.

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While the current residential use of the site is being removed the extension of the current Alps and Amici store onto this site will have a lesser impact on the area rather than the opening of a new unrelated use. It therefore is considered to maintain a similar scale of business and built form as existing.

20.3 Use Standards

20.3.1 Hours of operation

<p>Objective: To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
<p>Consistent The proposed extension to the existing use and development is not considered likely to cause any significant increase in impact to the amenity of the neighbourhood. The hours of operation are proposed to extend for special events but within the limits of the acceptable solutions.</p>
<p>The existing kitchen is to remain in its current location and produce similar products.</p>
<p>A1 Commercial vehicles must only operate between 6.00am and 10.00pm Monday to Friday and 7:00am to 5:00pm Saturday and Sunday.</p>
<p>Complies The business proposes to generally operate 7.00am to 6.30pm Monday to Friday, 8.00am to 2.00pm Saturdays, being closed Sundays and public holidays. On occasion, as bookings require, they propose to cater for tastings, cooking classes and dinners. These would not extend beyond 10.00pm.</p> <p>Commercial vehicles will not operate up to 10.00pm, the only vehicles being staff leaving at the site late on an intermittent basis. It is unlikely that any associated vehicles would operate after around 5.00pm as other businesses that may do deliveries and such are unlikely to be operating.</p>
<p>A2 Operating hours, except for office and administrative tasks, must be between: (a) 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential and Urban Mixed Use zones; or (b) 6.00am to midnight otherwise.</p>
<p>Complies The property adjoins land joined Inner Residential and the use is not proposed to extend beyond 10.00pm Monday to Saturday.</p>

20.3.2 Mechanical plant and equipment

Objective:
To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

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<p>Consistent The level of plant and equipment currently in use is not to increase and therefore should not cause any unreasonable loss of amenity to the residential area.</p>
<p>A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.</p>
<p>Complies The level of plant and equipment is not to increase beyond that existing. Cooking and food preparation will still be undertaken in the existing building's kitchen which appears to not cause public nuisance. The proposal should therefore not cause any change or unreasonable loss of amenity to the residential area.</p>

20.3.3 Light spill and illumination

<p>Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.</p>
<p>Consistent The extension to the use will not cause any nuisance by excessive light spill.</p>
<p>A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.</p>
<p>Complies The site adjoins in the Inner Residential zone. Lighting will be installed for the new entry but this will be conditioned to be of a minimal level. As this proposal is to contain toilets within the building rather than at the rear of the building in the previously approved application, there will be no possible external lighting issues at the rear of the site.</p>

20.3.4 Noise levels

<p>Objective: To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.</p>
<p>Consistent The nature of the use should not generate excessive noise levels</p>
<p>A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection</p>

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Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Complies

The use of the premises for sale and ancillary consumption of food should not generate noise above the recommended levels. As a precautionary measure point (a) is included as a condition.

20.3.5 Retail impact

Objective:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.

Consistent

The proposed extension of existing premises within the Local Business zone is not considered to impact on the retail hierarchy. The land is zoned to facilitate such a use that offers services to the local residential area and therefore minimises the requirement to travel by vehicle.

A1 If for no permit required or permitted use class.

Relies on Performance Criteria

The use of General Retail and Hire has a 'no permit required' status in the zone up to a floor area of 250m² beyond which the use becomes Discretionary. In this case the floor area will be approximately 452m² and will have a Discretionary status.

P1 Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:

- (a) improves and broadens the commercial or retail choice within the area;
- (b) improves the urban design outcome for an activity centre, including its amenity;
- (c) contributes to an attractive environment for pedestrians;
- (d) contributes to loss of investment, blight or disinvestment for a particular centre;
- (e) includes environmentally sustainable design principles; and
- (f) is accessible by public transport.

Complies

Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:

- (a) *improves and broadens the commercial or retail choice within the area;*
The proposal utilises the opportunities of the existing Local business zone and offers an additional ancillary dining experience and intermittent night time use opportunity. The garden is considered to enhance the area.
- (b) *improves the urban design outcome for an activity centre, including its amenity;*
- (c) *contributes to an attractive environment for pedestrians;*
The proposal, with its vegetated courtyard is considered to be appropriate for residents of the area and visitors to the site.

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- (d) *contributes to loss of investment, blight or disinvestment for a particular centre;*
The proposal is considered to have a positive impact on the commercial intent of the local business zone.
- (e) *includes environmentally sustainable design principles; and*
The application of landscaping and gardens to the site minimises the impervious surfaces that could otherwise be developed on the site.
- (f) *is accessible by public transport.*
The area is well served by public transport and therefore the provision of minimal car spaces is not considered to be too great of an impact or change to the area.

20.4 Development Standards

20.4.1 Building height, setbacks and siting

<p>Objective: To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; and (c) promotes and maintains high levels of public interaction and amenity.
<p>Consistent The proposed extension will be no higher than the existing commercial building but will have a greater height given the western fall of the site. It is therefore considered to be in general character with the area especially the other commercial sites over Arthur Street. The overall height is also less than the maximum height of the existing dwelling. The courtyard proposed for the south eastern corner of the site provides a suitable setting for the extension and maintains a low intensity type appearance for the extended commercial premises.</p>
<p>A1 Building height must be no greater than:</p> <ul style="list-style-type: none"> (a) 7m; or (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.
<p>Complies The proposed L-shaped extension will have a skillion roof form with both sections sloped towards the courtyard space between the building and the street. Both sections will be no higher than the existing building. As the site has a slight fall to the west, and the existing building height is 3.89m at the street corner, the 1.5m high masonry foundation wall of the extension results in a maximum height of 5.39m.</p>
<p>A2 Setback from a frontage must be:</p> <ul style="list-style-type: none"> (a) built to the frontage at ground level; or (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

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Relies on Performance Criteria

The existing building is constructed up to the street frontage of both Arthur and Abbott Streets. The proposed extension is constructed 'square' to the existing building therefore as the site narrows the setback varies. The closest point is 232mm off the boundary. The L-shaped return has a minimum setback to the street of 7.5m. As the dwelling next door is setback a minimum of 3m, the application does not meet the acceptable solution and therefore the setback must be considered against the performance requirements.

P2 Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the level of public interaction and amenity, and pedestrian activity;
- (b) the topography of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

Complies

The application is considered appropriate within the predominantly residential area particularly as it is single storey in scale and proposes ample landscaping to blend in with the established garden character of the area. Setting back of that part of the building to create the garden area will also provide a high level of ambience for customers and employees of the business.

A3 Setback from a side boundary must be:

- (a) built to the side boundaries at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

Relies on Performance Criteria

Given the adhesion of the lots and corner characteristics of 52 Abbott Street, both the northern and western boundaries are considered as side boundaries. The northern facing wall of the existing building is constructed to the boundary with the extension setback a minimum of 3m which is similar to that of the existing dwelling. Along the western side the building is setback a minimum of 5.025m, the existing building having a setback of 4m. The setbacks are less than the existing building and greater than development on both lots adjoining the side boundaries. Consideration must be given to the performance requirements.

P3 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;

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- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

Complies

As the setbacks of the proposed extension are greater than that of adjoining dwellings and buildings there will be minimal impacts of the development on those lots. Neither neighbour will be overshadowed nor imposed with large building on the boundary. The northern elevation will have windows but these have high sill levels at approximately 1.8m and will not cause any overlooking into adjoining properties even though the north western corner of the building will have a raised floor level. Garden space will be created adjacent to each adjoining residential property with no direct public access from either elevation onto adjoining private space areas. The proposal is therefore considered a low key extension to a commercial building. The development is considered able to meet the relevant measures. In addition, the proposed setbacks, while greater, do comply with clause 20.4.2.A4.

A4 Where the site is located on the boundary of the General Residential and Inner Residential zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and
- (b) have a solid fence no less than 1.8m high on the zone boundary.

Complies

The extension will be at least 3m away from both the north and western side boundaries.

A5 The facade and entrance of the primary building, must be clearly visible, and accessible from a road, for pedestrians and persons with a disability.

Complies

The premises will retain its access for persons with a disability via the main entrance off the Abbott/Arthur Street corner.

20.4.2 Location of car parking

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Consistent

Car parking will have a minimal impact on the streetscape and safety. The proposed two car spaces are located in tandem to the side of the building and the existing crossover. This replicates the location of parking that currently exists for the dwelling.

A1 Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

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<p>Relies on Performance Criteria Two car spaces are proposed along the southern side boundary in what is the existing driveway space.</p>
<p>P1 Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to: (a) the existing streetscape; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) measures to screen parking; and (e) any landscaping proposed.</p>
<p>Complies There is limited opportunity for parking given the design of the building and front courtyard. Currently the existing premises operates purely from on-street parking and nearby residents walking to the shop. The provision of two spaces, in the location where parking has always occurred is considered will not alter the current location of parking for the existing residence. The development of landscaping either side of the driveway and in the front setback will visually detract from the spaces not being at the rear of the site. The car parking spaces will most likely be used by employees who will be aware of the site and which should minimise any safety concerns of vehicles reversing onto the street.</p>

20.4.3 Active ground floors

<p>Objective: To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.</p>
<p>Consistent The proposed extension contains a pedestrian link and visual interaction with the street with windows opening onto the courtyard off the Arthur Street frontage. The existing premises has windows along both elevations, though some are partially blocked by shelving along the Abbott Street frontage.</p>
<p>A1 New buildings with non-residential uses on ground floors must: (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades; (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>

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Relies on Performance Criteria

The L-shaped extension effectively has three walls, one 5.95m section aligning Arthur Street, a 7.5m section with perpendicular to the street fronting the eastern side of the courtyard and a section facing the street on the northern side of the courtyard of 9m. The section of wall constructed up to Arthur Street has a 900mm wide fixed window and a 2m wide signage panel both within a 900mm deep band on the elevation. While the sign complies the total length of windows to the Arthur Street facade s 12m over a length of 22m and therefore requires assessment against the performance requirements. The western elevation to the courtyard contains windows with a sill height of 1.2m and glass doors which is under 80% and requires further assessment. With a southern outlook over the courtyard the remaining wall has full length windows over 5m of the 9m length of wall to also require assessment.

P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

Complies

While the proposal does not meet the percentage requirements for the extent of glazing the premises is considered to have ample interaction with the street. Where the extension proposes a section of blank wall along Arthur St it shields views of staff lockers and a 'washing up' area. The existing frontage directly to Arthur Street windows with easy views in to the street. There will be no further screening by plant or similar equipment or signage.

A2 Alterations to ground floor facades of non-residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

Complies

The extension is not reducing the extent of glazing of the existing building.

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A3 The building must:

- (a) provide a direct access for pedestrians from the road or publicly accessible areas; and
- (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

Complies

The existing entry to the building remains and a stair entry off Arthur Street is also proposed.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

Consistent

The proposal is considered to meet the purpose of the code. While it intensifies an existing business that currently does not have any parking, the use serves the daily needs of the local residential population. An enlarged area for dining allows for local residents to access such a use without having to drive to dine or use a vehicle to a further location further away. The occasions when the use extends beyond normal operating hours is proposed to only be occasionally and will be when the other businesses in Arthur Street are closed.

Abbott Street is also well served by metro buses.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

Consistent

Parking facilities are considered appropriate.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

Relies on Performance Criteria

A shop, under the use class of General Retail and Hire, requires parking at a rate of: *one car space per 30m² of gross floor area; one bicycle space per 100m² of gross floor area.*

The additional floor area is approximately 132m². Five car spaces are therefore required for the extension but only two spaces are proposed.

A bicycle space could be provided on site and there is a public bicycle park space in Abbott Street adjacent to the corner.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
- (b) the ability of multiple users to share spaces because of:
 - (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) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
- (g) the effect on streetscape; and
- (h) the recommendations of any traffic impact assessment prepared for the proposal; or

P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the 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 locality; or

P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

Complies

The existing use of 52 Abbott Street operates without any onsite parking. The extension requires five spaces with only two able to be provided. It is considered that this is sufficient given the neighbour character of the development. While hours are to be extended on occasions/special events it should not cause too great a change to the area. It is acknowledged that the area can be busy, given the cafe 'Relish' and real estate office over the road, even though they have parking at the rear. 'Relish' closes around 4.00pm and the traffic loading on the area is reduced when the use may operate extended hours than currently. The occasional extended hours, as previously noted, would offer a local evening dining/tasting opportunity to residents where they can walk rather than use a vehicle and should only have limited and intermittent impact on the area.

E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

Bicycle parking can be provided.

A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.

Complies

Informal parking for staff can be provided on site with public bicycle parking located adjacent the corner in Abbott Street.

E6.5.3 Taxi spaces

Objective:

To ensure that access for taxis is provided to meet the needs of the use.

Consistent

Taxis can access the site.

E6.5.4 Motorcycle parking

Objective:

To ensure that motorcycle parking is provided to meet the needs of the use.

Consistent

Motorcycles can park out the front of the property if required.

E6.5.5 Loading bays

Objective:

To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

<p>Consistent Facilities are available for loading/unloading.</p>
<p>A1 A loading bay must be provided for uses with a gross floor area greater than 1 000m² in a single occupancy.</p>
<p>Complies A loading bay is located adjacent the corner in Arthur Street.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective: To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent To ensure that parking areas are constructed to an appropriate standard.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies The two spaces will be located on land that has a gradient less than 1:10, which will be appropriately sealed and drained.</p>

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent It is considered that the objective is met.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

Complies

There is a distance of 5m between the side boundary and the building with a small garden bed along each side with a clear width of at least 3.5m wide for two tandem spaces to comply with clauses (b) and (c). The car spaces are not enclosed to meet clause (e). The other clauses are not relevant to this application.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Consistent

Safe pedestrian access is available.

E6.6.4 Loading bays

Objective:

To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Consistent

Goods delivery is provided for.

A1 The area and dimensions of loading bays and access way areas must be designed in accordance with AS2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.

Complies

No change to the existing situation is proposed.

A2 It must be demonstrated that the type of vehicles likely to use the site can enter, park and exit the site in a forward direction, without impact or conflicting with areas set aside for parking or landscaping, in accordance with AS2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

Complies

No change to the existing situation is proposed.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E6.7.1.3 Local area provisions

Objective:

To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.

Consistent

The site is not in the car parking exemption area.

E18.0 Signs Code

E18.1 The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Consistent

The proposed building fascia sign is minimalistic and is considered appropriate for the building and streetscape and will not impact on public safety.

E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:

To prevent unacceptable signage.

Consistent

A building fascia sign is considered to be an acceptable sign type.

A1 Signage must not be for the following sign types:

- (a) an above awning sign;
- (b) bunting (flag and decorative elements);
- (c) a flashing lights sign;
- (d) a roof sign;
- (e) a sky sign; or
- (f) a third party sign.

Complies

The application is for a building fascia sign.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

E18.5.2 Design and siting of signage

<p>Objective: To:</p> <ul style="list-style-type: none"> (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and (b) ensure that the design and siting of signs achieves the purpose of this code.
<p>Consistent The proposed sign is considered to be of an appropriate scale and in an appropriate location to meet the code purpose.</p>
<p>A1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.
<p>Complies A building fascia sign is a relevant sign type in the Local Business zone, is 900mm deep and does not protrude from the fascia.</p>
<p>A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.</p>
<p>Complies The adjoining property at 36 Arthur St is zoned Inner residential but is the sign is approximately 14.5m from the boundary and more than the necessary 2m away.</p>
<p>A3 A building or tenancy must have:</p> <ul style="list-style-type: none"> (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and (b) no more than three individual signs in total.
<p>Relies on Performance Criteria Each facade of the building has the words 'Food store & kitchen' with the name 'Alps and Amici' over the truncated corner entry. Therefore, the building will have four building fascia signs.</p>
<p>P3 Visual clutter must be reduced where multiple signs of the same type are proposed, having regard to:</p> <ul style="list-style-type: none"> (a) the number of signs; (b) replacement of existing signs with fewer, more effective signs; and (c) duplication of messages or information on the same frontage.
<p>Complies The additional 'Alps and Amici' sign will be located approximately 15m away from the existing sign. Both will not be able to be seen at the time other than from the opposite street corner or southwards along Abbott Street. The signs are limited in content and are not considered to cause visual clutter.</p>
<p>A4 A sign must not be illuminated.</p>

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

<p>Complies The sign is not to be illuminated.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent (TWDA No. 2017/00202-LCC).

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 18 February to 6 March 2017. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised, it should be read in conjunction with the representations received which are attached to this report.

ISSUE	COMMENTS
Oppose the demolition of 38 Arthur Street.	The building is not heritage listed and Council has limited control of its removal. The demolition is proposed as part of the redevelopment of the site and therefore must be addressed against the provisions of the sites zoning. The Local Business zone does not contain any necessary considerations in respect of demolition as such. The intent includes the requirement to maintain or improve the function, appearance and qualities of a neighbourhood centre and to provide active road frontages and engagement with shoppers. The proposal is a relatively small extension that does not dominate the streetscape and is proposed with suitable landscaping to blend in with landscaped character of the area. The proposal is considered to meet the requirements of the zone.

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

ISSUE	COMMENTS
<p>Note an error of fact and some omissions in the proposal, all of which have the effect of grossly understating the heritage values of the building and the unique contribution it makes to the aesthetic amenity of the neighbourhood, doubt that the streetscape will be significantly and adversely altered. This loss will in no way be remedied or mitigated by any structure or "garden" that the applicant proposes to build or create in the place of the existing building. The loss will be permanent and irreparable.</p>	<p>Council records state the age of the building as being 1900. The building is not heritage listed.</p>
<p>It is apparent that this early building could be readily adapted for commercial uses without the applicant having to bear unreasonable hardship in defraying costs that would be greater than demolition of the existing building and the construction costs of the proposed building (as currently proposed). Have the applicants genuinely considered all of the development options (other than demolition) available to them.</p>	<p>A previous approval has been granted to redevelop the existing building, this having a lesser impact on the streetscape but this was later discounted by the applicants due to the cost of doing such. Each application made to Council has to be assessed on its own merits against the planning scheme and so the removal of the dwelling and redevelopment of the site is currently the necessary consideration.</p>
<p>The application is considered to be an intensification of the use and above the 250m² that allows the use of General Retail and Hire to have a Permitted status.</p>	<p>Agreed. The application is Discretionary and is not considered as having a Permitted status. Assessment has been made against the applicable acceptable solutions or performance requirements.</p>
<p>The kitchen function will also increase to serve the extension. The writer regularly receives odours from the kitchen, particularly from heavy reduction sauces and other such intense activities, often requiring closure of windows, curtailing the use of her rear garden and frequently</p>	<p>Council has not been made aware of any such matters. The kitchen component is not increasing and is existing. Council's Environmental Services Department has requested the inclusion of a nuisance condition if approval is granted.</p>

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

<p>providing complimentary eau de kitchen for the writer's laundry. This is not considered to consistent with the objective of the relevant standard and appropriate technology should be installed to minimise any impacts and that post reactive infringements are not appropriate.</p>	
<p>The proposed extension and cottage garden is not considered an appropriate addition to the streetscape and should be redesigned with consideration of the number of heritage buildings in the area. The design should make use of appropriate built mechanisms to protect the social values of the residents who live in the area, in addition to those who visit. The objective of the standard requires that building form and bulk are compatible with the streetscape and character of the surrounding area, protect the amenity of the adjoining area and promotes high levels of public interaction and amenity". This includes the location of the carpark. Retention of the facade and front verandah would be more appropriate in the streetscape and to provide an ambient setting for dinners especially for dog walkers.</p>	<p>The proposed extension has been assessed against the development components of the zone and is considered to be appropriate. The garden is considered as buffer between the commercial use and adjoining residential property. Under the zone the building could extend to the front setback and 3m in from the western boundary, have a height of 7m and not have any garden. A previous approval included retention of the building but the standard of the building was considered too costly for the applicants to retrofit.</p>
<p>Car parking numbers is a major consideration especially given the number of non-residential uses in the area, difficulty of residents to access on street parking and driveways.</p>	<p>The current use operates without any parking and, while the floor area is increasing, the intent is to allow customers to consume product on site rather than take it home. Any increase in hours is for intermittent functions and during such hours as when 'Relish' is closed. Providing services locally allows for locals to enjoy additional food options without having to drive out of the area and therefore reduces passing traffic in the area.</p>

8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)

ISSUE	COMMENTS
Concern of vehicles parking over residents driveways in Abbott Street. Why aren't spaces designated for residents?	Parking concerns in the area are noted. Issues could arise from a number of sources. While the increase in floor area generates additional parking requirements the local character of the area anticipates that it will be used by neighbouring residents and is there is unlikely to be an increase in traffic.

6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

ENVIRONMENTAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

- 8.2 52 Abbott Street, East Launceston - General Retail and Hire - Demolition of Existing Dwelling and Construction of Extensions to Existing Food Store (Amended Application) ...(Cont'd)**
-

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Plan (electronically distributed)
 2. Plans of Proposal (electronically distributed)
 3. TasWater SPAN (electronically distributed)
 4. Representations (electronically distributed)
-

9 ANNOUNCEMENTS BY THE MAYOR**9.1 Mayor's Announcements****FILE NO:** SF2375

Wednesday 22 March 2017

- Attended the Opening Night of Ten Days on the Island Fully Grown at Launceston's John Hart Conservatory in the City Park

Thursday 23 March 2017

- Attended the Merino Solar Park Launch Officiated by The Hon Peter Gutwein MP
- Officiated at the Civic Reception for the Xiamen Philharmonic Orchestra in conjunction with Ten Days on the Island at the Town Hall
- Attend the Xiamen Philharmonic Orchestra concert at the Albert Hall

Friday 24 March 2017

- Attended the NTFA 2017 Season Launch at the James Boag Brewery
- Attended Tasdance performance of Fragile Matter

Saturday 25 March 2017

- Officiated at Harmony Day 2017 in the Princess Square

Tuesday 28 March 2017

- Officiated at the City of Launceston's Public Citizenship Ceremony at the Albert Hall
- Attended the JAC Cocktail Party Function at The Charles

Wednesday 29 March 2017

- Attended the Tour De Cure Dinner at the Hotel Grand Chancellor

Thursday 30 March 2017

- Attended the Screening of "Hush" at the Tailrace Centre

Friday 31 March 2017

- Attended the 2017 Season Launch of Bellamy's Launceston Tornadoes at Elphin Stadium
 - Attended the NTCA Cricket North end of season Presentation Dinner at the NTCA Function Room
-

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

11 QUESTIONS BY ALDERMEN**11.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

No Aldermen's Questions on Notice have been identified as part of this Agenda

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

12 COMMITTEE REPORTS**12.1 Heritage Forest Advisory Committee Meeting - 1 March 2017****FILE NO:** SF6371**AUTHOR:** Dannielle Denning (Parks Planner)**DIRECTOR:** Shane Eberhardt (Acting Director Infrastructure Services)

DECISION STATEMENT:

To consider and receive a report from the Heritage Forest Advisory Committee.

RECOMMENDATION:

That Council receives the report from the Heritage Forest Advisory Committee Meeting held on 1 March 2017.

REPORT:

The Heritage Forest Advisory Committee noted the following items to be reported to the Council via Committee Reporting process:

- Advertisements for new Community Representation on the Committee were placed in The Examiner on 8 and 12 November 2016. Five nominations were received during the advertising period. Grant Houniet and Bill Walker have been endorsed as preferred candidates for Community Representation on the Committee by the Committee.
- Redevelopment plans for Churchill Park were presented to the Committee which include redesigning the access and car park, realigning the walking track and the addition of three soccer fields.
- Plans for the Lamont Street depot following on from the fire were discussed.
- A Workshop is to be held on 7 June 2017 to continue work on the Master Plan review.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

12.1 Heritage Forest Advisory Committee Meeting - 1 March 2017 ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
2. To support the CBD and commercial areas as activity places during day and night
3. To contribute to enhanced public health and amenity to promote a safe and secure environment
4. To promote Launceston's rich heritage and natural environment
5. To plan for better connections between the river and Launceston
6. To promote active and healthy lifestyles

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Shane Eberhardt: Acting Director Infrastructure Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 27 March 2017 were:

- North Bank Pedestrian Bridge
- Tourism Northern Tasmania - 2017/2018 Priority Activities
- UTAS Stadium - LED Signage
- Northern Tasmanian Development Corporation Briefing
- UTAS Masterplan Update
- Petition for CCTV Cameras in Rocherlea
- Special Events Sponsorship

14 NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)

No Notices of Motion have been identified as part of this Agenda

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Petition - Vodafone Tower on Youngtown Football and Cricket Oval****FILE NO:** DA0616/2016/SF0097**AUTHOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a petition submitted by Ms Pamela Skeggs regarding the proposed Vodafone tower on Youngtown Football and Cricket Oval.

PREVIOUS COUNCIL CONSIDERATION:

Council - 20 March 2017 - Agenda Item 5.2 - Petition - Vodafone Tower on Youngtown Football and Cricket Oval

Council - 20 March 2017 - Agenda Item 8.1 - Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure

RECOMMENDATION:

1. That the Council undertakes further consideration of the matter related to determining an intent for the lease of Council land to Vodafone.
 2. That the petitioner be responded to subsequent to this consideration.
-

REPORT:

A petition, with 23 signatures (Attachment 1), submitted by Ms Pamela Skeggs, was received by the Council at its Meeting on 20 March 2017.

The petition complies with section 57(2) of the *Local Government Act 1993 (Tas)* (the Act) but does not comply with section 59 which requires the signatures of 1,000 electors in the municipal area. The petition states:

Regarding: the proposed Vodafone Tower on Youngtown Football and Cricket Oval.

"We, the electors of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section 59 and 57 of the Local Government Act 1993 to:

**15.1 Petition - Vodafone Tower on Youngtown Football and Cricket Oval
...(Cont'd)**

Prevent a Vodafone tower being erected on Youngtown Football and Cricket oval and close to Childrens' Playground."

Section 60(2)(b) of the *Act* requires a report to be brought back for consideration by Council to determine any action to be taken in respect of the petition.

The petition relates to DA0618/2016 which was approved by a decision of the Council sitting as a Planning Authority at its Meeting on 20 March 2017, under the auspices of the *Land Use Planning and Approvals Act 1993*.

The decision taken as a Planning Authority in determining the outcome of a valid Development Application as assessed against the Launceston Interim Planning Scheme 2015, is separate and distinct from the Council's role in considering the use of the subject land in its capacity as a landowner. In order for the approved development to proceed, the proponent will require approval to use the land for that purpose from the landowner (the Council).

The petition does not meet the required 1,000 signatures of electors to compel the Council to call a public meeting under section 50 of the *Act*. Nevertheless, before determining whether to lease part or all of publicly owned land, the Council is required to undertake due consideration taking into account the statutory and policy parameters. It is therefore recommended that the matter be considered by Aldermen in a Workshop, following which a formal decision with respect to the leasing of land and response to the petition would be made by Council.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

**15.1 Petition - Vodafone Tower on Youngtown Football and Cricket Oval
...(Cont'd)**

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information


BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Petition - Ms Pamela Skeggs - Vodafone Tower on Youngtown Football and Cricket Oval
-

***Attachment 1 - Petition - Ms Pamela Skeggs -
Vodafone Tower on Youngtown Football and Cricket Oval***

The Mayor 22 February 2017

All Aldermen

Mr Robert Dobrzynski

City Council General Manager


Town Hall

LAUNCESTON 7250

Dear Ladies and Gentlemen

I object to the Vodafone Tower (25 metres in height) which is planned to be erected on the grounds of the Young Town Football & Cricket Ground and which would also be in close proximity to the Childrens' Play ground.

Yours faithfully



PAMELA SKEGGS

3 Medina Street,

YOUNG TOWN 7249



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Development Application Representation Letter

Development Application Number DA0616/2016

Address of Development

21 HIGHGATE ST - YOUNG TOWN

Details of Representor

Title Given Name/s PAMELA SKEGGS

Surname SKEGGS Date of Birth 1 1

Suburb YOUNG TOWN State TAS Postcode 7249

Phone

Email

Reason for Representing

Please see attached PETITION

Representor's Signature PR Skeggs

Date 24/02/17

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PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement
As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.			
EO		OD	Box
Doc. No.			
Action Officer		Date Received	

Launceston City Council
(Template)

Statutory Formal Petition - Lodgement Form

*Please complete this form and attach it to the first page of the Petition(s)
Only one form is required for the entire petition*

We the proposer(s) of the petition, being electors of the Launceston Municipal area, declare:

There are 23 signatories to the petition.
(number of signatories)

To the knowledge of the proposer(s), the signatories are electors of the Launceston Municipal area.

The petition was signed between 23/02/2017 and 24/02/2017
(Commencement Date) (Completion Date)

The petition is proposed by (please print):

Full Name of Proposer	Address	Signature
Pamela Skeggs	3 MEDINA STREET	PK/Skeggs

Launceston City Council
(Template)

Statutory Formal Petition

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION "Nodafone Tower" PETITION
(Please print the title of petition on the above line. E.g. "Development on river edge")

To the Aldermen of Launceston City Council:

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section 59(5) of the Local Government Act 1993 to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Nodafone Tower being erected on Young Town Football & cricket oval & close to childrens' Playground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Jane Lehner	40 Wadven St, Youngtown	
PAMELA SKEGGS	3 MEDINA St	
Miriam Barry	26 Medina St Youngtown	
H Cunningham	23	
Kristen Aylott	27 Medina St Youngtown	
M. WALKER	34 Medina St. Y. Town	
Kristy Thomson	30 Medina Street Ytown	
Paul Jenkins	28 Medina st ytown	
Natasha Hughes	28 Medina st ytown	
KATHY PERRI	22 MEDINAST Ytown	
FRANK PERRI	22 MEDINAST Ytown	
Mandy Derbyshire	3 Cue St YTown	

To be valid, a formal petition must meet the requirements specified in the Local Government Act 1993

12

Launceston City Council
(Template)

Statutory Formal Petition

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION VODAFONE TOWER PETITION
(Please print the title of petition on the above line. E.g. "Development on river edge")

To the Aldermen of Launceston City Council:

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section _____ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vodafone tower being erected on Young Town football & cricket oval + close to childrens' playground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Kevin Derbyshire	3 Cue St Ytown	[Signature]
Nyree Jarman	4 Cue St Ytown	[Signature]
Don Langley	4 Cue St Ytown	[Signature]

3

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Launceston City Council
(Template)

Statutory Formal Petition

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION 'Vandalism Tower' PETITION
(Please print the title of petition on the above line. E.g. "Development on river edge")

To the Aldermen of Launceston City Council:

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section _____ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vandalism tower being erected on Youngtown Football & Cricket Ground a close to childrens play ground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
BARBARA ALLEN	1 CLE ST, YOUNGTOWN	BAllen
HEATHER STANTON	15 MEDINA ST	
Warwick Medina	20 Medina street Youngtown	H.A. Stanton
MARGARET RYAN	32A CHARENDAW ST	M Ryan

4

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Reference No. 14-Fm-001
Version: 11/01/2009
Template Approved By: General Manager

Launceston City Council
(Template)

Statutory Formal Petition

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION "Vodafone Tower" PETITION
(Please print the title of petition on the above line. E.g. "Development on river edge")

To the Aldermen of Launceston City Council:

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section _____ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vodafone tower being erected on Young Town Football & Cricket oval & close to childrens' Play ground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Mary BIRTH	26 HORNE ST. Young Town	Mary Birth
Ramesh Suntra	17 Clarendon St, Youngtown	Ramesh Suntra
Lil Suntra	17 Clarendon St, Youngtown	Lil Suntra
Queen Cooke	4 Medina St Y'ton	Queen Cooke

4

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Reference No. 14-Fm-001
Version: 11/01/2009
Template Approved By: General Manager

Part of petition

22 February 2017

The Mayor
all Aldermen
City Council manager
Tolpudden Hall

FILE No.	DA0616/2016		
EO	OD	Box	
RCVD		24 FEB 2017	LOG
Doc No.			
Action Officer	Noted	Replied	
C WANKMORE			

Dear Ladies & Gentlemen

The subject to the Noddyone Tower (25m) which is planned to be erected on the grounds of the Youngtown Football & cricket ground and which would also be in close proximity to the childrens play ground.

Yours Faithfully

D. G. Cooke
4 Medina St Youngtown

E. Cooke

E COPY TO J DAVIS
MANSBRIDGE



15.2 Special Events Sponsorship Application - Netball Tasmania**FILE NO:** SF5892**AUTHOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider an application received by City of Launceston's Special Event Sponsorship Program from Netball Tasmania.

PREVIOUS COUNCIL CONSIDERATION:

Council - 27 February 2017 - Agenda Item 15.1 - Special Event Sponsorship Application - Netball Tasmania - decision deferred

Workshop - 6 March 2017 - Special Event Sponsorship Applications

Council - 20 March 2017 - Agenda Item 15.5 - Special Event Sponsorship Application - Netball Tasmania

Workshop - 27 March 2017 - Events Sponsorship Policy

RECOMMENDATION:

That Council pre-commits funds of \$22,500 from the 2017/2018 Special Event Sponsorship Program budget for the International Netball Festival 2018.

REPORT:Previous Consideration

This item has previously been considered by Council with a final decision regarding the level of sponsorship to be confirmed following further consideration of the Events Sponsorship Policy, specifically regarding the setting of a maximum amount for which applicants can apply within the Special Events category. A separate report on the Policy and recommendation will be made to a subsequent meeting of Council. However, in order to provide a prompt response to Netball Tasmania it is recommended that this request be determined in accordance with the existing Policy and Guidelines.

15.2 Special Events Sponsorship Application - Netball Tasmania ...(Cont'd)

Funding Request

Netball Tasmania has applied for \$45,000 to the City of Launceston Special Event Sponsorship Program for the International Netball Festival.

A 'Special Event' is defined as an irregular or one-off event that has the ability to attract significant attendees from local, state and interstate areas. Events will deliver an inclusive experience, encouraging community participation, creativity, and fostering pride and positivity in our city. They will also deliver tourism and economic returns to the Launceston community, building our profile and reputation as a great place to live, visit and invest.

The International Netball Festival is planned to be held in Launceston from the 25 - 31 March 2018. Launceston will host two international netball teams in preparation for the lead up to the 2018 Commonwealth Games, Gold Coast, from 4 - 15 April 2018.

Netball Tasmania will be utilising the 2015 model where a pre-World Cup Camp was held in Launceston with teams from Wales and Scotland participating.

Over the seven day period from 25 - 31 March 2018, Launceston will host two international teams. These teams will play a series of matches at the Launceston Silverdome and each feature will comprise of a double header with the Australian Centre for Excellence team and also the newly formed Tasmanian Magpies. Throughout the week there will be a series of community engagement initiatives within the school community, as well as development opportunities for participants and officials of netball in Tasmania.

It is estimated the Festival will attract 3,500 participants to the event. With an estimated attendance break down of 35-40% (local), 57% (intrastate) and 3% (interstate), it is also estimated that 420 bed nights will be utilised, with a participant spend per day of \$1,500 and spectator spend of \$150 per day. The full details of the funding request are set out in a separate report which has been distributed to Aldermen.

Assessment

The application was assessed by the Event Sponsorship Assessment Panel, comprising of Alderman Danny Gibson (Chair), Alderman Karina Stojansek, Alderman Emma Williams, Ms Vanessa Cahoon (Executive Officer - Cityprom) and Mr Chris Griffin (Chief Executive Officer - Tourism Northern Tasmania) and utilised the following criteria.

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and Innovation - Encourages and supports creativity, innovation and local talent.

15.2 Special Events Sponsorship Application - Netball Tasmania ...(Cont'd)

Community Spirit - Fosters pride and positivity in our city, building community spirit.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Asset Usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

The Netball Tasmania assessment resulted in a score of 50%.

Recommendation

Under the distribution of funds formula applied for event sponsorship, an application receiving a score between 50% - 60% is recommended to receive 50% of the requested funding amount.

ECONOMIC IMPACT:

Consideration contained in report.

ENVIRONMENTAL IMPACT:

Consideration contained in report.

SOCIAL IMPACT:

Consideration contained in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Direction -

3. To optimise the use and usability of our assets for different types of activities

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston

6. To promote active and healthy lifestyles

15.2 Special Events Sponsorship Application - Netball Tasmania ...(Cont'd)

Priority Area 7 - A city that stimulates economic activity and vibrancy
Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Directions -

1. To actively market the City and Region and pursue investment
3. To promote tourism and a quality Launceston tourism offering
4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
6. To facilitate direct investment in the local economy to support its growth

City of Launceston Event Strategy 2016-2019

4.1 Goal 5 - Tourism, economic and profile

1. Generate increased visitation, length of stay and high economic yields
2. Positively promote the profile of Launceston and the region in intra and interstate markets, and align with the unique brand attributes of Launceston
3. Fill gaps in the existing events calendar, particularly when there is low accommodation occupancy and minimal impacts on existing events
4. Utilise the Council's key facilities as event venues

4.2 Goal - Community, social and lifestyle outcomes

1. Contribute to a vibrant and diverse calendar of events throughout the year that are affordable and accessible to local residents
2. Strengthen Launceston's position as a highly desirable place to live, visit and invest
3. Encourage and support creativity, innovation and local talent
4. Builds community spirit, pride and sense of place
5. Enable social connections to take place within the community, including volunteering and participation opportunities

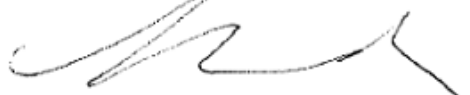
BUDGET & FINANCIAL ASPECTS:

The draft budget for the 2017/2018 financial year includes (based on previous discussion with Aldermen in regard to the Events Strategy) an overall provision that would enable this contribution to be funded.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS**16.1 University of Tasmania Stadium LED Fence Signage****FILE NO:** SF0880**AUTHOR:** Robert Groenewegen (Manager Inveresk Precinct)**DIRECTOR:** Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To consider options for the procurement of LED Perimeter Boundary Fence Signage at University of Tasmania Stadium.

RECOMMENDATION:

That Council approve the procurement of LED Perimeter Fence Signage at University of Tasmania Stadium.

REPORT:**What is LED Perimeter Fence Signage?**

LED Perimeter Fence Signage is now used for all National Sporting codes in Australia at both indoor and outdoor venues for sports including AFL, A-League, Netball, Basketball, NRL etc.

Typically, LED Signage has the following features:

- Red, green and blue LED's (light emitting diodes);
- Able to address large audiences from a few metres to a hundred metres;
- Outdoor P10 led (real pitch);
- Size 960mm high by 1120mm wide;
- IP 67 rated;
- Soft top cover for player / audience protection;
- Road cases for ease of movement;
- Portable mounting struts to change layout for alternate sport (eg soccer);
- Lightweight Rental Chassis for portability and robustness;
- Customised software.

Why is it required?

The purchase of Electronic Boundary Fence Signage aligns with a number of the objectives of the York Park Master Plan 2016 including:

16.1 University of Tasmania Stadium LED Fence Signage ...(Cont'd)

- Align key stakeholders on the key objectives and development priorities for the venue;
- Identify relevant benchmarks and trends in the development of contemporary stadia and precincts;
- Identify event opportunities to increase the utilisation of the venue;
- Identify funding opportunities and the most appropriate funding models for the development options.
- The recent meeting between the City of Launceston and Cricket Tasmania outlining the opportunity for a Hurricanes game in 2018 specified a clear requirement for LED
- Perimeter fence signage as an essential element.

We are now the only AFL venue in which more than two season games are played, that does not have LED Perimeter Fence signage.

If the CoL is to pursue its strategy to grow content, meet the trends of modern stadia and event owners, meet our strategic objectives and those of our partners, LED Perimeter Fence Signage becomes an essential element and high priority for the stadium.

Details of the tender will be provided to the Aldermen as part of a Closed Council process.

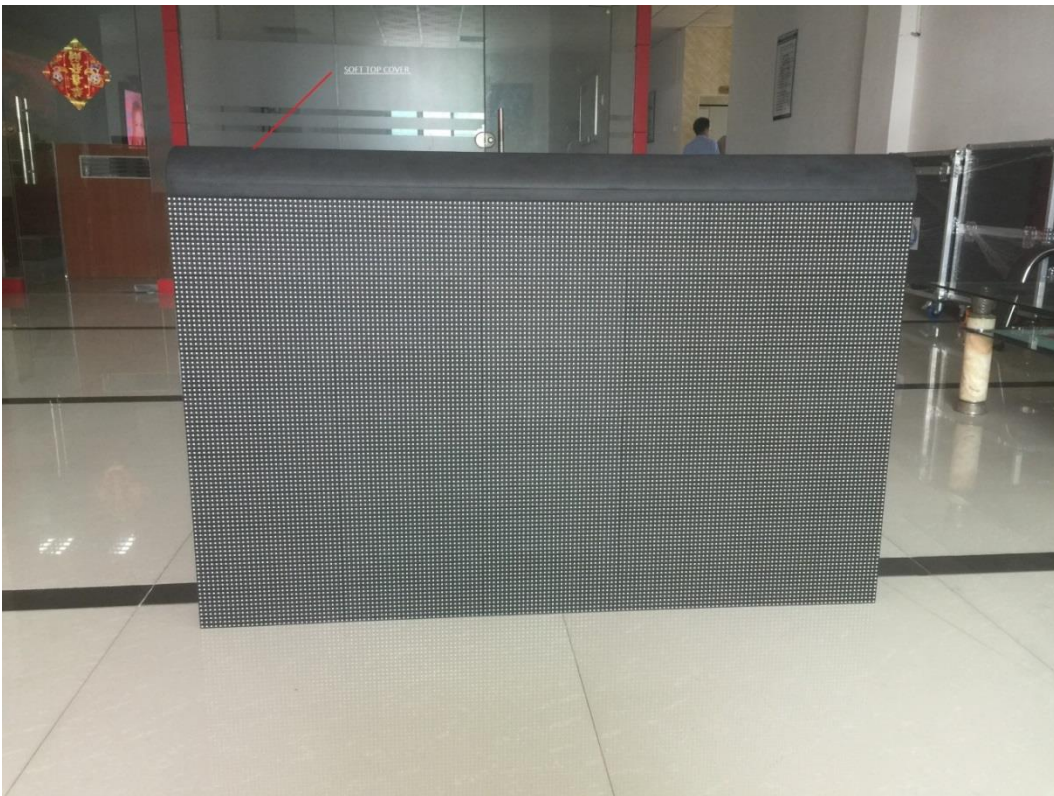


Etihad Stadium Melbourne

16.1 University of Tasmania Stadium LED Fence Signage ...(Cont'd)



Typical Road case for portability



Typical Single Panel

16.1 University of Tasmania Stadium LED Fence Signage ...(Cont'd)



ECONOMIC IMPACT:

Cost of procuring signage and economic benefits of hosting major events.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Maintaining community asset to a standard to enable major events to be held.

STRATEGIC DOCUMENT REFERENCE:

York Park Master Plan 2016

BUDGET & FINANCIAL ASPECTS:


Cost of procuring signage and economic benefits of hosting major events.

16.1 University of Tasmania Stadium LED Fence Signage ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Rod Sweetnam: Director Facilities Management

16.2 11 Centreway, Launceston - Lease**FILE NO:** SF2643**AUTHOR:** Matthew Skirving (Manager Architectural Services)**DIRECTOR:** Rod Sweetnam (Director Facilities Management)

DECISION STATEMENT:

To consider leasing the Council owned premises at 11 Centreway Launceston (Certificate of Title and Volume 197915 Folio 1, and part of Volume 197161 Folio 1).

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Council - 29 June 2009 - 12.5 Assignment of Café 11 Lease

RECOMMENDATION:

That, pursuant to the provisions of section 177 of the *Local Government Act 1993*, Council approves the lease of the premises and land situated at 11 Centreway (Certificate of Title and Volume 197915 Folio 1, and part of Volume 197161 Folio 1) to Yolanda Brazendale and Jean Stevenson, on a commercial basis for a period of five years.

REPORT:

The Council owned premises located at 11 Centreway, Launceston has traded as a café/restaurant business since approximately 1987. The most recent lease agreement was assigned to the current operators in 2009, and the premise has traded as *Yolanda Jean Café* since this time. This lease agreement has now expired.

After initially providing Council with notice of their intent to vacate the premises, the current tenants subsequently sought a new lease offer from Council.

16.2 11 Centreway, Launceston - Lease ...(Cont'd)

The premises originally contained a public toilet and parenting facility which was retained under the terms and conditions of the former lease agreement. A rental remission and provision of some consumables associated with the operation of the toilet facilities was included in the former agreement.

Under the terms of the new lease agreement, it is proposed to segregate the parenting facility from the remainder of the premises, and maintain this area as a publicly accessible facility operated by Council. The balance of the public toilet provision can now be provided by the Trustees Court facility, located 30m from this premises. New signage will be installed to direct users to the appropriate facility as part of the alterations undertaken at the tenancy.

A draft lease agreement has been prepared by Council's Senior Corporate Legal Counsel on commercial terms, and in accordance with the *Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998*. The proposed lease term is five years, and the lease fee is in accordance with an independent Valuation Report completed by Opteon Property Valuers.

The current tenants have provided Council with written confirmation of their acceptance of the proposed lease terms.

This documentation has been provided to Aldermen as part of a Closed Council process.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

16.2 11 Centreway, Launceston - Lease ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders; to seek and champion collaboration to address major issues for Northern Tasmania; to ensure decisions are made in a transparent and accountable way; to continue to meet our statutory obligations and deliver quality services; to continue to ensure the long-term sustainability of our Organisation

Key Directions -

5. To strategically manage our assets, facilities and services
6. To maintain a financially sustainable organisation

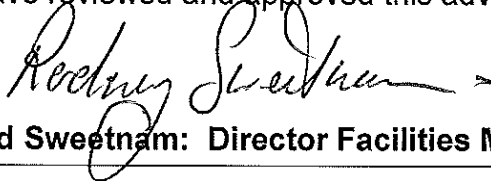
BUDGET & FINANCIAL ASPECTS:

The proposed annual lease fee is in accordance with an independent Commercial Valuation.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Rod Sweetnam: Director Facilities Management

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Cataract Gorge Reserve Advisory Committee - Terms of Reference

FILE NO: SF0839

AUTHOR: Dannielle Denning (Parks Planner)

DIRECTOR: Shane Eberhardt (Acting Director Infrastructure Services)

DECISION STATEMENT:

To consider the revised Terms of Reference for the Cataract Gorge Reserve Advisory Committee.

RECOMMENDATION:

That Council:

1. Revokes the existing Cataract Gorge Reserve Advisory Committee's Terms of Reference (26-Rf-012); and
2. Adopts the Cataract Gorge Reserve Advisory Committee's Terms of Reference (14-Plx-034) as listed below:

Cataract Gorge Reserve Advisory Committee - Terms of Reference

The Cataract Gorge Reserve Advisory Committee is a Special Committee of Council as defined under section 24 of the Local Government Act 1993.

1. PURPOSE

The purpose of the Committee is to assist the Council in achieving the 2030 Vision for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area as outlined in the Re-imagining the Cataract Gorge Final Plan endorsed by Council on 14 December 2015.

2. ROLE

- *To provide input into the strategic direction and opportunities for the Cataract Gorge Reserve.*
 - *To participate in the review of actions to achieve the endorsed strategic outcomes as detailed in the Re-imagining the Cataract Gorge Final Plan endorsed by Council on 14 December 2015.*
 - *To strengthen the connection between reserve managers and the community.*
-

18.1 Cataract Gorge Reserve Advisory Committee - Terms of Reference ...(Cont'd)

3. MEMBERSHIP

The Committee will consist of the following positions:

- *Up to two Alderman (one to be the Chair),*
- *One representation from the Parks and Wildlife Service;*
- *One representation from Meander Valley Council; and*
- *Four community representatives.*

Supporting the Committee will be two Council staff members with responsibility for planning developments in the park. Additional relevant officers of the Council will attend meetings as necessary.

All community positions are for a two year period.

Vacancies will be filled in accordance with the Community Appointments to Advisory Committees Policy (14-Plx-029).

4. MEETING ARRANGEMENTS

- *The Committee will meet at a minimum every three months and other times as required.*
- *Agendas will be forwarded to members four working days prior to each meeting.*
- *A member of the committee may request items to be listed on the agenda by advising the Chair twenty one working days prior a meeting.*
- *Minutes of the meeting will be circulated to all members within three working days of each meeting.*
- *Following each meeting, key outcomes will be reported to the Council via the Committee reporting process in the Council Meeting Agenda.*
- *The meetings shall be conducted in accordance with the Local Government (Meeting Procedures) Regulations 2015, as appropriate.*

5. MEETING QUORUM

A quorum is a majority of committee members including at least one Alderman and two community representatives. If a quorum cannot be achieved, the meeting is to be postponed and reconvened at a later date.

6. COMMITTEE OPERATION

The Committee will be coordinated by officers from the Infrastructure Services Directorate. The Agenda will be approved by the General Manager prior to issue to committee members.

The Chair of the Committee must convene a meeting as per section 5 of the Local Government (Meeting Procedures) Regulations 2015.

18.1 Cataract Gorge Reserve Advisory Committee - Terms of Reference ...(Cont'd)

This is an advisory body only. An Advisory Committee is a committee (group of individuals) comprised of knowledgeable and credible members in their field of expertise from within or outside Council, that provides non-binding strategic guidance to Council.

A Committee member at a meeting may ask a question of the Chair or through the Chair as per section 29 of the Local Government (Meeting Procedures) Regulations 2015.

7. CODE OF CONDUCT

All Committee members must adhere to the Code of Conduct for Committees. Aldermen and Council Officers must also adhere to their own relevant Code of Conduct.

8. CONFLICT OF INTEREST

If a Committee member has a declared interest in any matter that is to be discussed they must declare it at the commencement of the meeting.

9. RESOURCES

The Council will provide an officer to organise meetings, take minutes and distribute follow up actions to other officers.

10. REVIEW

These Terms of Reference will be reviewed no more than five years after the date of approval (version) or more frequently, if dictated by operational demands and with the Council's approval.

REPORT:

The Cataract Gorge Advisory Committee first met as the Cataract Gorge Reserve Management Plan Advisory Committee on 16 April 1997. Prior to that time the group was called the Cataract Gorge Reserve Management Plan Committee - the group was formed to develop the Management Plan. The current Terms of Reference for the Committee was approved by Council on the 18 December 2006 (26-Rf-012). This document has been changed significantly and is attached at Attachment 1 for information.

The revision of the Cataract Gorge Reserve Advisory Committee's Terms of Reference results from a decision to review all of the City of Launceston's Special Committees' Terms of Reference.

18.1 Cataract Gorge Reserve Advisory Committee - Terms of Reference ...(Cont'd)

ECONOMIC IMPACT:

The Terms of Reference clarify the purpose and role of the Cataract Gorge Reserve Advisory Committee and may contribute to positive strategic outcomes in the development of the Cataract Gorge that will attract visitors and residents to the area.

ENVIRONMENTAL IMPACT:

The Terms of Reference clarify the purpose and role of the Cataract Gorge Reserve Advisory Committee and may contribute to positive environmental outcomes in relation to ongoing management and future development within the Cataract Gorge.

SOCIAL IMPACT:

The Terms of Reference clarify the purpose and role of the Cataract Gorge Reserve Advisory Committee and may contribute to providing input into the strategic direction and opportunities for the Cataract Gorge Reserve to attract visitors and residents to the area.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 2 - A city where people choose to live
Ten-year goal - To promote Launceston as a unique place to live, work, study and play
Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston
4. To promote Launceston's rich heritage and natural environment
6. To promote active and healthy lifestyles

BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Shane Eberhardt: Acting Director Infrastructure Services

18.1 Cataract Gorge Reserve Advisory Committee - Terms Of Reference ...(Cont'd)

ATTACHMENTS:

1. Cataract Gorge Reserve Advisory Committee - Terms of Reference
-

Attachment 1

26-Rf-012 | Version 18/12/2006

Approved by: Council

Page 1 of 2

"Cataract Gorge Reserve Advisory Committee - Terms of Reference" reference

Aim:

To advise Council on the needs and priorities for the Cataract Gorge Reserve.

Objectives:

- To monitor management practices as prescribed in the Cataract Gorge Reserve Management Plan.
- To advise on the review and development of management strategies from time to time to ensure best practice in park management.
- To advise on the process of community consultation when required.
- To examine future strategic directions and opportunities for the Cataract Gorge Reserve for presentation to Council.
- To make recommendations for consideration by Council, on developments or activities within or outside the Cataract Gorge Reserve, that may impact upon the sustainable management of the reserve.

Membership

- Two Aldermen appointed by Council.
- Four Council staff members with responsibility for marketing, parks and planning.
- One representative from the Parks and Wildlife Service.
- Four community representatives who must be residents or ratepayers in the City of Launceston.
- One representative from Meander Valley Council.
- The Committee also has the power to co-opt other representatives as required to advise on particular matters.

Chairman

- The Chairman will be appointed for a two year term by vote of the members.
- The Chairman's term will be concurrent with Council elections.

Term of Appointment and Filling of Vacancies

Nominated Aldermen of the Council are to be appointed for a period of two years. Council may decide to reappoint Aldermen for additional terms.

- Council staff and Parks and Wildlife Service representative have unlimited tenure.
- Community representatives:
 - a. will normally be recruited by Council staff members placing an advertisement in a local newspaper.

26-Rf-012 | Version 18/12/2006

Approved by: Council

Page 2 of 2

- b. Applications will be assessed against selection criteria to determine the final selection of community representatives.
 - c. The selection panel will include a representative from the Community members, the Parks and Wildlife member and the Manager of Parks and Recreation.
 - d. The term of appointment will be for a period not exceeding two years. Community representatives may apply and be considered for further terms.
 - e. The Committee may appoint additional community representatives (above the prescribed four positions) in order to secure specific skills required.
 - f. Selection Criteria for community representatives are a preference for persons who have qualifications and/or experience in a range of disciplines relevant to the management of a major urban park of national significance. Skills could include such areas as interpretation, tourism, heritage management, bushland conservation and recreation planning.
 - g. Council may decide to remove a community representative from the Committee if it determines that a member is:
 - 1. no longer qualified to be appointed to the Committee
 - 2. unable to perform adequately or competently the requirements of the position
 - 3. absent from 3 consecutive meetings
 - 4. convicted of a crime punishable by a term of imprisonment.
- All appointments are to be ratified by Council.

Meeting Schedule & Minutes

- The Committee will meet as a minimum twice a year and more frequently as the need arises.
- Agendas will be forwarded to members four working days prior to each meeting.
- Minutes of the meetings will be circulated to all members within 10 working days of each meeting.
- Minutes will be stored in the Council's Records Management System.

Proceedings of Meetings

- Meetings are not open to the public.
- A meeting may only transact business if a quorum is present.
- A quorum is a simple majority of members which must include one Community representative.
- If a meeting lacks a quorum it is to be postponed and reconvened at a later date or time.

CITY OF LAUNCESTON - "Cataract Gorge Reserve Advisory Committee - Terms of Reference" reference

PURPOSE:

To advise Council on the needs and priorities for the Cataract Gorge Reserve.

SCOPE:

- tba

RELATED POLICIES & PROCEDURES:

- tba

DOCUMENT INFORMATION

Reference number	26-Rf-012
Version	06/09/2016
Review	
Key function	Natural Environment
System	
Document type	Reference
Responsible Directorate	Infrastructure Services
Approved by	Council
Action Officer	Manager Natural Environment
Text search key words	Cataract Gorge terms reference

To be communicated to (To be identified by Approver) (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
	✓	Specific Areas: • Natural Environment
		Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	N/A
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18.2 Road Exchange with State Growth**FILE NO:** SF5715/SF1678/SF1138/SF2145/SF2186/SF1207/SF1891**DIRECTOR:** Shane Eberhardt (Acting Director Infrastructure Services)

DECISION STATEMENT:

To consider a request by the Minister for Infrastructure to trade roads with Local Government.

RECOMMENDATION:

That Council authorises the General Manager to execute an agreement with the State Government giving effect to the following road transfers:

1. John Lees Drive, and Lilydale Road (Prossers Road to Lilydale township) be transferred from State Government ownership to City of Launceston ownership; and
 2. Bathurst Street, Wellington Street (Midlands Highway to Charles Street), York Street (Wellington Street to West Tamar Highway), Brisbane (West Tamar Highway to Wellington Street) and Prossers Road be transferred from City of Launceston ownership to State Government ownership.
-

REPORT:

Infrastructure Tasmania completed a State Road Audit in 2016 which reviewed Tasmania Government's management and maintenance of the State's roads.

A recommendation of the Audit was "*That the Department of State Growth and the Launceston City Council commence discussions on the arrangements and timing for a transfer of the Wellington Street/Bathurst Street couplet to Tasmanian Government ownership on the basis of cost neutrality.*"

Subsequently the Council has received a letter from the Minister for Infrastructure proposing the transfer of John Lees Drive and Pipers River Road to the Council.

The principles for road transfers identified by the Minister are:

1. Cost neutrality - the assets are to be cost neutral for both parties.
 2. Ownership should be aligned with functional hierarchy.
 3. Multiple ownership should be avoided.
 4. Road trades proposed must have an evidence base.
 5. Trades cannot be conditional.
-

18.2 Road Exchange With State Growth ...(Cont'd)

A summary of the proposed road transfers are detailed in Table 1. The proposed transfers reasonably comply with the principles set out previously. Overall the recommendation would result in the Council taking on 2.9km more road at an approximate additional replacement value of about \$12m and additional depreciation of \$118,557. The most significant impact of this proposed trade is the additional depreciation, with Lilydale Road depreciating at \$131,407 greater than Prossers Road.

Table 1 - Roads recommended for transfer

Road Name	Length (m)	Depreciation (\$)	Replacement Value (\$)	Written Down Value (\$)
Couplet (Wellington Street, Bathurst Street, York Street and Brisbane Street)	3,494	132,813	7,976,238	4,662,968
Prossers Road	12,610	24,991	2,922,676	2,592,368
<i>Transfer to the State</i>	<i>16,104</i>	<i>157,804</i>	<i>10,898,914</i>	<i>7,255,336</i>
John Lees Drive	8,527	44,108	4,041,082	3,706,102
Lilydale Road (Prossers Road to Lilydale)	10,500	156,398	12,288,875	3,231,475
<i>Transfer to the Council</i>	<i>19,027</i>	<i>276,362</i>	<i>22,894,507</i>	<i>6,937,577</i>
<i>Net change</i>	<i>2,923</i>	<i>118,557</i>	<i>11,995,593</i>	<i>(317,760)</i>

Proposed Transfers - Council to Department of State Growth

Roads proposed to be put forward by the Council for transfer to the State are summarised in Table 2 and described in more detail below.

Table 2 - Roads considered for transfer to the State

Road Name	Length (m)	Depreciation (\$)	Replacement Value (\$)	Written Down Value (\$)
Wellington Street - Charles Street to Southern Outlet	1,302	53,351	3,229,289	1,980,034
Bathurst Street - Charles Street to Southern Outlet	1,583	57,990	3,366,446	1,979,115
Brisbane Street - West Tamar Highway to Brisbane Street	290	10,384	667,200	438,987
York Street - Wellington to West Tamar Highway	320	11,088	713,303	264,833
Prossers Road	12,610	24,991	2,922,676	2,592,368
<i>Total</i>	<i>16,104</i>	<i>157,804</i>	<i>10,898,914</i>	<i>7,255,336</i>

18.2 Road Exchange With State Growth ...(Cont'd)

Wellington/Bathurst Couplet

The couplet, Wellington Street, Bathurst Street, York Street (Wellington Street to West Tamar Highway) and Brisbane (West Tamar Highway to Wellington Street) is an important freight link and is critical to the flows to and from the State network. The couplet connects the Midland Highway to the East Tamar Highway and West Tamar Highway. Wellington Street/Bathurst Street couplet carries the highest traffic volumes of all routes through Launceston and also has the highest proportion of crashes.

Prossers Road

Prossers Road is the designated log-truck route connecting the two State roads of Tasman Highway and Lilydale Road, as there are no practical alternative routes other than diverting through the city.

The majority of heavy vehicles that use Prossers Road would be log trucks going between the forestry coupes at the southeast of the municipality and the port at Bell Bay. There are some couplets along Patersonia Road that contribute to this truck traffic, but the vast majority comes from Camden Road. This includes the roads that feed into Camden Road.

As can be seen from Table 3, the daily traffic volumes on Prossers Road are very low, but the proportion of heavy vehicles is significant (normally HV% is 5-10% of total traffic).

The heavy vehicle volumes (and overall traffic volumes) fluctuate a lot based on which forestry coupes are active at the time. The heavy vehicle traffic on Prossers Road is currently elevated due to forestry activity to the south.

It should be noted that the traffic figures include vehicles going in either direction, so half of the log-trucks on Prossers Road (all the southbound vehicles) would be empty.

Table 3 - Prossers Road Traffic Loads

Road	Location	Date of count	Average Daily Traffic	Heavy Vehicle %	Daily Heavy Vehicles	Projected Weekly Heavy Vehicles	Projected Monthly Heavy Vehicles	Projected Yearly Heavy Vehicles
Prossers Road	Northern end	Sep. 2007	170	40.62%	69	483	2,100	25,205
Prossers Road	Middle	Sep. 2010	102	42.00%	43	300	1,303	15,637
Prossers Road	Southern end	Nov. 2014	134	17.48%	23	164	712	8,549
Prossers Road	Southern end	Oct. 2015	166	30.92%	51	359	1,561	18,734
Prossers Road	Middle	Nov. 2016	159	56.50%	90	629	2,732	32,790

18.2 Road Exchange With State Growth ...(Cont'd)

Proposed Transfers - Department of State Growth to the Council

Roads proposed to be put forward by Council for transfer from the State are summarised in Table 4 and described in more detail below.

Table 4 - Roads considered for transfer to Council

Road Name	Length (m)	Depreciation (at CoL rates) \$	Replacement Value (\$)	Written Down Value (\$)
John Lees Drive	8,527	44,108	4,041,082	3,706,102
Pipers River Road	19,051	205,441	15,681,653	6,880,659
Lilydale Road (Prossers Road to Lilydale)	10,500	156,398	12,288,875	3,231,475
<i>Total</i>	<i>38,078</i>	<i>549,165</i>	<i>43,653,767</i>	<i>13,818,235</i>

Notes:

1. Depreciation and replacement value are based on City of Launceston rates.
2. Written down value is based on a high level estimate of remaining life and have an accuracy of +/- 30%.

John Lees Drive

John Lees Drive is 7.7km in length and formerly comprised part of the East Tamar Highway. There is one bridge, three box culverts and nine pipe culverts.

The road and bridge are generally in good condition, however, the bridge has a non-compliant guard rail and there is some erosion around abutments, culverts are blocked and need clearing and there are three sections requiring a reseal, totalling 2km. These works would need to be undertaken in the next three to five years. Cost estimates are provided below.

Reseal	\$174,000
Guardrail	\$77,000
Erosion works	\$20,000
Culvert cleaning	\$13,000
<i>Total</i>	<i>\$284,000</i>

Since the construction of the Dilston Bypass, John Lees Drive does not serve any State function and as such the request to transfer to the Council is reasonable.

Pipers River Road

Pipers River Road is about 30km in length of which 19km are within the City of Launceston municipal area, within Launceston it has one bridge, six box culverts and 72 pipe culverts.

18.2 Road Exchange With State Growth ...(Cont'd)

The road is generally in fair condition, however, the first 5.5km from Glen Road requires reseal, 1.5km leading up to the Bangor Road intersection appears to be suffering structural failure of the road pavement and most pipe culverts are blocked due to poor maintenance. These works would need to be undertaken in the next three to five years. Cost estimates are provided below.

Partial reconstruction (1.5km)	\$1,200,000
Reseal (5.5km)	\$470,000
Culvert cleaning	\$30,000
<i>Total</i>	<i>\$1,700,000</i>

The geometry of the road is poor and with the known 1.5km of pavement failure there is concern that this may continue beyond this length.

On this basis plus the significance of the annual depreciation it is recommended that the Council decline the transfer of Pipers River Road.

Lilydale Road (Prossers Road to Lilydale)

Lilydale Road was not identified by the State for transfer but given the Golconda Road beyond Lilydale is owned and maintained by Council, then there appears limited strategic value in this road. Lilydale Road and Golconda Road have previously been identified as the key heavy freight route from the north-east, however, the preference for heavy vehicles is now the East Tamar Highway and Bridport Road which is longer in distance but significantly straighter.

This section of Lilydale Road is in fair to good condition.

Summary

The couplet (including York Street and Brisbane Street to East Tamar Highway) carries some of the highest traffic volumes in the State and is the link between Midlands Highway, East Tamar Highway and West Tamar Highway and therefore a key link in the national road network and strategically it is a good fit to be managed by the State. Typically, the State only maintains trafficable lanes and not the parking lanes for urban roads, however, potential future capacity and intersection improvements may impinge on parking lanes and it would be beneficial for the State to manage both trafficable and parking lanes.

John Lees Drive has no strategic value to the State road network and as Council endeavours to improve local amenity then strategically it is a better fit for Council to own and maintain.

18.2 Road Exchange With State Growth ...(Cont'd)

The couplet and John Lees Drive have similar depreciation figures (\$133,000 for couplet compared with \$120,000 for John Lees Drive) and therefore limited impact on Council's annual operating expenditure. There are some short term works on John Lees Drive but the higher operational expenditure and some defects on the couplet should balance out the short term works required.

Prossers Road is considered to form part of the heavy freight network and provides an important link between Tasman Highway and Lilydale Road for the logging industry to access Bell Bay.

Lilydale Road, from Prossers Road intersection to Lilydale, does not appear to serve any strategic value for the State, particularly with Golconda Road between Lilydale and Scottsdale being maintained by both City of Launceston and Dorset Council.

Prossers Road and Lilydale Road are of similar length, 12.6km and 10.5km respectively, however, Prossers Road is of gravel construction and Lilydale Road is sealed. These differences relate to approximate total replacement values of \$2.9m and \$12.3m respectively. If Prossers Road was to be upgraded then it would be of similar value to Lilydale Road.

ECONOMIC IMPACT:

The strategic nature of the roads is a key consideration when determining road responsibilities. Strategic value of the road reflects the economic importance for the community.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 6 - A city building its future
Ten-year goal - To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

18.2 Road Exchange With State Growth ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:***Director of Corporate Services***

The recommended transfer of roads would result in an increase of the replacement value for infrastructure assets of \$12m and additional depreciation of \$118,557.

The strategic rationalisation of road responsibilities is likely to be of significant organisational benefit.

The principles refer to transfers are on a cost neutral basis. In the context of these assets and values the estimated depreciation increase can be considered as cost neutral.

A long-term perspective suggests that there will be reasonable depreciation and operating cost offsets and administrative benefits.

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Shane Eberhardt: Acting Director Infrastructure Services

18.3 Heritage Forest Advisory Committee - Community Representation Nominations**FILE NO:** SF6371**AUTHOR:** Danielle Denning (Parks Planner)**DIRECTOR:** Shane Eberhardt (Acting Director Infrastructure Services)

DECISION STATEMENT:

To consider the nominations of Grant Houniet and Bill Walker as community representatives to the Heritage Forest Advisory Committee.

RECOMMENDATION:

That Council approves the appointment of Grant Houniet and Bill Walker as community representatives to the Heritage Forest Advisory Committee.

REPORT:

At its Meeting on 1 March 2017, the Heritage Advisory Committee endorsed the nominations of Grant Houniet and Bill Walker as community representatives to the Heritage Forest Advisory Committee. It is recommended that Council approve these appointments.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation

**18.3 Heritage Forest Advisory Committee - Community Representation
Nominations ...(Cont'd)**

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Shane Eberhardt: Acting Director Infrastructure Services

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

21 GENERAL MANAGER'S DIRECTORATE ITEMS**21.1 Launceston City Deal****FILE NO:** SF5707**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider authorisation of the Mayor to participate in the formal signing of the Launceston City Deal Agreement with the Prime Minister and Premier.

RECOMMENDATION:

That Council:

1. Endorses the signing of the City Deal Agreement by the Mayor, in conjunction with the signing by the Prime Minister and Premier, signifying formal commitment by the Commonwealth government, State government and City of Launceston to achieving the outcomes of the City Deal.
 2. Approves the release of the content within the City Deal Agreement document following the formal signing and joint public presentation.
-

REPORT:**1. Collaboration to Strengthen Launceston's Future**

The Launceston City Deal is a formal commitment between the Commonwealth of Australia, the State of Tasmania and the City of Launceston to a collective program to deliver common goals, unlock growth, improve liveability and promote economic development.

The commitments made under this City Deal are consistent with the Memorandum of Understanding between the Commonwealth and State Government to establish and implement City Deals, which was agreed on 29 September 2016.

The Launceston City Deal is focused on improving the lives of Launceston residents by supporting education, employment and investment to build on the region's natural advantages. The Deal will provide a platform for practical cooperation, guiding future collaborative actions by the three levels of Government to ensure that work is aligned, opportunities grasped, and growth maximised.

21.1 Launceston City Deal ...(Cont'd)

A detailed implementation plan for the Launceston City Deal will provide key performance indicators for each commitment.

The initial focus will be to deliver the identified commitments and projects listed in the Deal between 2016-2021. Progress on the Deal will be monitored on an annual basis and reviewed formally at the completion of three years.

2. Purpose of the City Deal

The Smart Cities Plan was released in April 2016 by the Prime Minister, the Hon Malcolm Turnbull MP, and the Assistant Minister for Cities and Digital Transformation, the Hon Angus Taylor MP. The Smart Cities Plan sets out the Australian Government's vision for Australia's cities, and its plan for maximising their potential through smart investment, smart policy and smart technology.

City Deals are collective plans for growth where all three levels of government commit to the actions, investment, reforms and governance needed to realise the shared vision established by the City Deal and implement the agreed actions to achieve that vision. City Deals are based on a concept implemented initially in the United Kingdom but have been adapted to suit cities in Australia, taking into account our different system of government.

3. Vision and Objectives

The Launceston City Deal has been designed to deliver positive economic impacts to the region.

Over five years, the City Deal will:

- Increase the number of jobs and improve educational and skills attainment;
- Encourage innovation and industry engagement;
- Increase activity and residential density in the CBD;
- Provide outcomes to revitalize the Northern Suburbs, and
- Improve the health of the Tamar Estuary.

The objectives of the Launceston City Deal will be delivered through a range of initiatives – including commitments over the short term and through further collaboration on key projects.

Overarching initiatives are grouped under City Deal Domains and specific commitments from each sphere of government are listed in the Launceston City Deal Action Plan. Delivery of the deal will be coordinated through central points of contact in the Commonwealth and Tasmanian Governments. Implementation of specific initiatives will adhere to the Intergovernmental Agreement on Federal Financial Relations.

21.1 Launceston City Deal ...(Cont'd)

The direct impact of the City Deal will also be evaluated against shorter term measures including project commencement and completion, direct employment and education attainment impacts and other performance indicators.

4. Measuring Success

The Launceston City Deal has been developed to reposition the region's economy for sustainable growth. Over the next five years, success will be monitored through the lens of employment, education attainment and business growth.

These outcome indicators will provide an ongoing frame of reference to consider the health of the Launceston economy and where investments may need to be tailored to reflect emerging economic trends.

5. Consideration

The Launceston City Deal has been offered to the City of Launceston as one of three City Deal Agreements currently in negotiation with the Commonwealth across Australia.

It stands as a watershed in terms of integrated, joined-up government across the Federal, State and Local sphere encompassing identification of priority economic, social and environmental outcomes and providing a commitment from a policy, strategic and resource allocation perspective to delivering outcomes in a timely fashion.

The term of the Launceston City Deal is five years, with scope for further engagement at the conclusion of that period.

The Launceston City Deal demonstrates an explicit policy commitment from the Commonwealth, State and Local Government in addressing the priority strategic areas for the City of Launceston in a coordinated manner.

There is a clear jobs commitment emphasis and major opportunities to build infrastructure which has an intergenerational context in terms of the benefits that will accrue to the city and region.

The City Deal will operate across infrastructure, regulatory, environmental, social, cultural and economic areas. Importantly, it is measurable on the deliverables, so stakeholders can be held accountable.

The Launceston City Deal is quite simply a paradigm shift in terms of delivering a comprehensive collaborative and participatory strategic framework for the City of Launceston.

21.1 Launceston City Deal ...(Cont'd)

Whilst the final details of the Launceston City Deal Agreement are being finalised, rapid progress is being made to determine the final document and make arrangements for its execution by the parties in the near future. In the interim, details of the document are necessarily confidential whilst such discussions and negotiations continue across Commonwealth, State and City Council.

A copy of the current Launceston City Deal document has been provided to Aldermen as part of a Closed Council process.

ECONOMIC IMPACT:

The City Deal Agreement contains projects which will have a major economic impact.

ENVIRONMENTAL IMPACT:

The City Deal Agreement contains projects which will have a major environmental impact.

SOCIAL IMPACT:

The City Deal Agreement contains projects which will have a major social impact.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Plan 2014 - 2024

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Direction -

1. To actively market the City and Region and pursue investment

BUDGET & FINANCIAL ASPECTS:

Budget commitments will be consistent with the Council's Priority Projects and Strategic Financial Plan.


The budget adjustment consideration of this item has been approved by the Director Corporate Services.

21.1 Launceston City Deal ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.


Robert Dobrzynski: General Manager

22 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

23 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)

23.1 Confirmation of the Minutes

Pursuant to the *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

23.2 Launceston City Deal Working Draft - 29 March 2017**RECOMMENDATION:**

That Agenda Item 23.2 - Launceston City Deal Working Draft - 29 March 2017 be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23.3 11 Centreway, Launceston - Lease**RECOMMENDATION:**

That Agenda Item 23.3 - 11 Centreway, Launceston - Lease be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(c) and (g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(c) commercial information of a confidential nature that, if disclosed, is likely to -
(i) prejudice the commercial position of the person who supplied it; or
(ii) confer a commercial advantage on a competitor of the council; or
(iii) reveal a trade secret.

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23.4 University of Tasmania Stadium LED Perimeter Fence Signage

RECOMMENDATION:

That Agenda Item 23.4 - University of Tasmania Stadium LED Perimeter Fence Signage be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

- 15(2)(c) commercial information of a confidential nature that, if disclosed, is likely to -
- (i) prejudice the commercial position of the person who supplied it; or
 - (ii) confer a commercial advantage on a competitor of the council; or
 - (iii) reveal a trade secret.

23.5 General Manager's Performance Review and Process

That Agenda Item 23.5 - General Manager's Performance Review and Process be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

24 MEETING CLOSURE
