



City of  
**LAUNCESTON**

# **SPECIAL COUNCIL MEETING AGENDA**

**MONDAY 6 MARCH 2017  
1.00pm**

# City of Launceston

## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

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

Date: 6 March 2017

Time: 1.00pm

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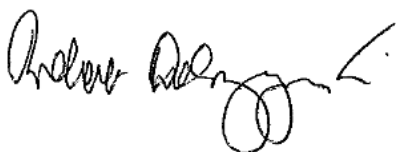
### Section 65 Certificate of Qualified Advice

#### 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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### ORDER OF BUSINESS

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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.)*

## SPECIAL COUNCIL MEETING AGENDA

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### 3 PETITIONS

*Local Government Act 1993 - Sections 57 and 58*

#### 3.1 Petition - Proposed Re-location of the Fountain in Civic Square, Launceston

**FILE NO:** SF0097

**AUTHOR:** John Davis (Manager Corporate Strategy)

**GENERAL MANAGER:** Robert Dobrzynski

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#### **DECISION STATEMENT:**

To receive a petition submitted by Ms Julie Anne Walpole regarding the proposed re-location of the fountain in Civic Square, Launceston.

#### **RECOMMENDATION:**

Pursuant to Section 58(2) of the *Local Government Act 1993*, Council receives the petition regarding the proposed re-location of the fountain in Civic Square, Launceston, tabled by the General Manager and submitted by Ms Julie Anne Walpole.

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#### **REPORT:**

A petition, with 85 signatures, submitted by Ms Julie Anne Walpole, has been received by the Council (Attachment 1). This petition complies with Section 57(2) of the *Local Government Act 1993* (the Act). The petition states:

*Regarding: The Mirek Marik Water Sculpture in Civic Square*

*We the undersigned residents of the Greater Launceston Region ask that council reconsider the proposed relocation of this fountain to a suburban area.*

*The water sculpture was a gift of the Good Neighbour Council. The Tasmanian Government and a number of local businesses to the City of Launceston in 1992 - almost 25 years ago - "in appreciation of the contribution to the city by the new settlers". This symbolism of the water jets from many countries all spraying onto Tasmania as the waves of migration from those countries is still relevant today. Perhaps the list of countries is out of date BUT the message of Good Neighbourhood is still valid in the heart of our city today.*

*We ask that the contribution of migrants continues to be significantly recognised in the heart of Launceston.*

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## SPECIAL COUNCIL MEETING AGENDA

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### 3.1 Petition - Proposed Re-location of the Fountain In Civic Square, Launceston ...(Cont'd)

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This petition has been forwarded to the Director of Major Projects for action and as required under Section 60(2)(b) of the Act. Agenda Item 4.1 in this Agenda is presented to determine any action to be taken in respect of the petition.

#### **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

#### **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.

  
**Robert Dobrzynski: General Manager**

#### **ATTACHMENTS:**

1. Petition regarding the proposed re-location of the fountain in Civic Square, Launceston
-

### Petition to Launceston City Council

I, Julie Anne Walpole, the proposer of this petition, being an elector of the Launceston Municipal Area, declare that there are **eighty-five (85)** signatures on this petition, being 83 adults and two children. All signatures were collected within Launceston and its suburbs. **NOT ALL SIGNATORIES** live within the Launceston Municipal area, but all attend events and facilities in Launceston and spend money in Launceston as their Regional City. Several work within the Launceston Municipal area although not living within the Municipal boundaries.

To the knowledge of the proposer, **62 adult signatories are electors of the Launceston Municipal area**, and the remaining **twenty-one adults and two children (23)** are residents and electors of the adjoining local government areas – Meander Valley (7), Northern Midlands (4), and West Tamar (10 adults + 2 children).

The petition was signed between 18<sup>th</sup> December, 2016 and 20<sup>th</sup> January, 2017.

This petition is proposed by Julie Anne Walpole of 25 Lyttleton St, EAST LAUNCESTON.

*Julie A Walpole*

FILE No.	SF6160 / SF0518		
EO	OD	Box	
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RCVD 20 FEB 2017		LCC	
Doc No.			
Action Officer	Noted	Replied	
J DAVIS			

E COPY TO T SUTCLAK

## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

To: Launceston City Council

Regarding: The Mirek Marik Water Sculpture in Civic Square

We the undersigned Residents of the Greater Launceston Region ask that council reconsider the proposed relocation of this fountain to a suburban area.

This water sculpture was a gift of the Good Neighbour Council, The Tasmanian Government and a number of local businesses to the City of Launceston in 1992 – almost 25 years ago – “in appreciation of the contribution to the city by the new settlers”. The symbolism of the water jets from many countries all spraying onto Tasmania as the waves of migration from those countries is still relevant today. Perhaps the list of countries is out-of-date BUT the message of Good Neighbourhood is still valid in the heart of our city today.

We ask that the contribution of migrants continues to be significantly recognised in the heart of Launceston

NAME	ADDRESS	SIGNATURE
Valmire M. Bullock	2/63 Wentworth St Newstead	Ngmc
Chris Beak	PO Box 47 Perth, Tas	Chris
MARY FOREHEAD	169 George St Launceston	M. A. Forehead
Randi Thurmer	2/86 Mylind Rd Newstead	R. Thurmer
Patience Stewart	81. Rattray Rd, Trevelyan	A. Patience Stewart
Steve Jones	1 Bailey St Launceston	
P. Helen WILKS	18 FAIRTHORNE Launceston	P. H. Wilks
S. Gillett	3 Old Point Rd Perth 7300	S. Gillett
Frances Burgess	P.O. Box 78, PERTH. TAS. 7300	F.E. Douglas
Barbara Campbell	18/5 Waverley St - South Launceston	Barbara Campbell
J. Badger	1 Rattray St. South Launceston	J. Badger
Mates	P.O. Box 69 LILYDALE	Mates



## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

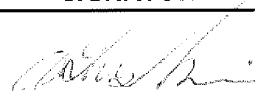

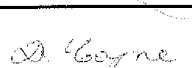
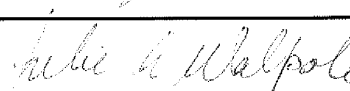
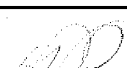

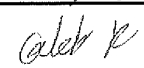
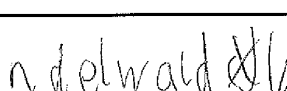
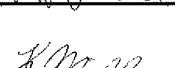
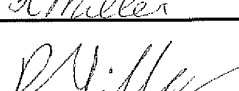
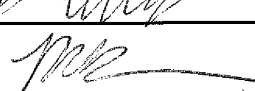
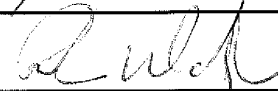
To: Launceston City Council

### Regarding: The Mirek Marik Water Sculpture in Civic Square

We the undersigned Residents of the Greater Launceston Region ask that council reconsider the proposed relocation of this fountain to a suburban area.

This water sculpture was a gift of the Good Neighbour Council, The Tasmanian Government and a number of local businesses to the City of Launceston in 1992 – almost 25 years ago – “in appreciation of the contribution to the city by the new settlers”. The symbolism of the water jets from many countries all spraying onto Tasmania as the waves of migration from those countries is still relevant today. Perhaps the list of countries is out-of-date BUT the message of Good Neighbourhood is still valid in the heart of our city today.

**We ask that the contribution of migrants continues to be significantly recognised in the heart of Launceston**

NAME	ADDRESS	SIGNATURE
ALISON TUSKIN	228 PELL ST SUMMERHILL	
DARLENE MILENOM	5TH 544 CROSE PL LAUNCESTON	
DENISE COYNE	67 LITTLETON ST, LAUNCESTON	
JULIE WALPOLE	(EAST LAUNCESTON) 25 LITTLETON ST	
Linda Poole	77 Atkinsons Rd Grindelwald	
Graham Poole	77 Atkinsons Rd Grindelwald	
* Caleb Poole	77 Atkinsons Rd Grindelwald	
* Josiah Poole	77 Atkinsons Rd Grindelwald	
Kirstyn Miller	105 Lawrence Vale Rd Sth Launceston	
Damien Miller	105 Lawrence Vale Rd Sth Launceston	
Jessica Dean	44 Herbert St Invermay	
ROBIN WALPOLE	25 LITTLETON ST EAST LAUNCESTON	

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NAME	ADDRESS	SIGNATURE
L. Tushin	228 Peel St <sup>St</sup> L'ton	L. Tushin
Roda Alfred	16 Farmer St <sup>Riverside</sup>	Roda
Dina Luat	4 Gladstone Place, Prospect	Dina
Sarah Luat	4 Gladstone Place, Prospect	Sarah Luat
Charles Rayner	16 South Street, L'ton	Charles Rayner
Noreen Gibson	10 Nichols St L'ton	Noreen Gibson
G. Kearney	18 Riverview Rd Riverside	G. Kearney
Jan Toule	14 Hawthorn St N'wood	Jan Toule
Karin Le	3 Havenbrook Dr <sup>N'wood</sup>	Karin Le
Lyn MACZUGA	21 RPS VEGAS, P.V.	Lyn Maczuga
Nilah Cairns	LGH	Nilah Cairns
J. E. DiBiagio	8 Nika Ave L'ton	J. E. DiBiagio

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NAME	ADDRESS	SIGNATURE
Sieryl NERSEY	64 New Ecclestone Rd, Riverside	S Nersey
Pamela Parsley	30 Welman St. LITON	P. Parsley
DAVID PARSLEY	30 Welman St. LITON	D.V. Parsley
KAYE DOWLING	227A St John St LITON	K. Dowling
Anna Gerard	35 Ben warran Crescent <sup>Norwood</sup>	A. Gerard
Nicholas Cummings	64 New Ecclestone Rd Riverside.	N. Cummings
Anthony LUCADOU- WELLS	259 Beric Road Clarence Point	A. Lucadou- Wells
Anne Lucadou- Wells	259 Beric Rd. Clarence Point	A. Lucadou- Wells
Umi Quora	18 <del>ROCHER</del> ROCHER ST LITON	U. Quora
Ros Lewis	83 Bain Tce, LITON <sup>Tasmania</sup>	R. Lewis
Wendy Norman	191 St John St LITON	W. Norman
Inge Karlsen	18 Brough St <sup>West LITON</sup>	I. Karlsen

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NAME	ADDRESS	SIGNATURE
M. Kalis	40108 Tasman H'way Nunamara	M. Kalis
A Denman	Youngtown	A Denman
T. Overmaak	Blackstone Heights	T. Overmaak
P. FITZGERALD	WEST LAUNCESTON	P. Fitzgerald
Elizabeth Trevor	31 Osborne Ave Trevallyn	Elizabeth Trevor
J. FOSTER	3 LINDLEY ST. LTON	J. Foster
E FOSTER	" "	E Foster
A. YOUNG	12 Hawthorn St NORWOOD	A. Young
A. Baichael	5 Burawood Ave Bosch Vale	A. Baichael
C. Reid	11. Doncaster Court Trevallyn	C. Reid
N. Pickup	1774 Pipers River Road Kerrola	N. Pickup
R Weir	2 Hartnoll Place Rivandale 7212	R. Weir



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NAME	ADDRESS	SIGNATURE
MRS. ELAINE BRIEVE	4 KENNETH CT, NORWOOD	E Brieve
SIGRIEVE	4 KENNETH <sup>NORWOOD</sup> CT	S Brieve
NEIL THOMPSON	30 FLORENTINE <sup>TREVALVA</sup> CH.	N. Thompson
PAMELA THOMPSON	" " " "	P Thompson
LILY HUGHES	LIANA VILLA <sup>PROSPECT</sup>	Lily Hughes
Beverly Dolesey	14 Alfred St <sup>West</sup> L <sup>ton</sup>	B Dolesey
Alfred Van Dyke	9 Record ave <sup>Youngtown</sup>	A Van Dyke
BARBARA MILES	curt St Km.	B Miles
Mrs D. GIVAN	49/5 Waverley St. St <sup>h</sup> 4	D Givan
MRS. C. WAKAE	23 DANBURY DRIVE LEGANA	C Wakae
J CRANFIELD	8. PROSPECT ST PROSPECT	J E Cranfield
R MINOL	60/177 Penguin Rd NORWOOD	R Minol
L MINOL	" " "	L Minol

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NAME	ADDRESS	SIGNATURE
R Lawrence	6 Harrington Ct Newstead	Rd Propst
M. LODER	9 RICHARDS AVE	W.A. Loder
P. LODER	" " Newstead	P. Loder
J. Miller	8 Florent Pres Trav	J. Miller
D. J. MILLER	" "	D. J. Miller
A. HAYWARD	6 Coniston Place Truro	A. Hayward
V. HOPE	1/3 TALLENTIRE ROAD Rocherlea	V. Hope
S. Sexton	10 Michael St. W. L'to	S. Sexton
K Bird	32 Penrith Street Riverside	K. Bird
L BIRD	32 PENRITH ST Riverside	L. Bird
A Jones	8 Rosford Av Youngtown 7249	A. Jones
D.P. Jones	8 " " "	D.P. Jones

Leave it alone !!!

**4 MAJOR PROJECTS DIRECTORATE****4.1 Relocation of Mirek Marik Water Sculpture in Civic Square****FILE NO:** SF0598/SF0097**DIRECTOR:** Dale Sinfield (Director Major Projects)

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**DECISION STATEMENT:**

To consider action to be taken in respect of a petition submitted by Ms Julie Walpole requesting Council reconsider the proposed relocation of the Mirek Marik Water Sculpture in Civic Square to a suburban area.

**RECOMMENDATION:**

That Council approves the relocation of the Mirek Marik Water Sculpture to Home Point.

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**REPORT:**

A petition submitted by Ms Julie Walpole was dealt with in Item 3.1 in this Agenda. Pursuant to section 60 (2) (b) of the *Local Government Act 1993*, the following details the action to be taken in respect of the petition.

The petition states that:

*We the undersigned residents of the Greater Launceston Region ask that council reconsider the proposed relocation of this fountain to a suburban area.*

It concluded with:

*We ask that the contribution of migrants continues to be significantly recognised in the heart of Launceston.*

The petitioner has been advised on the proposed action to be taken and of the date when the petition is to be considered by Council.

Actions Taken: During January and February this year, meetings were held with the Good Neighbour Council's (GNC) President and Secretary. The GNC's representatives expressed a wish for the fountain to be relocated within the City area.

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**4.1 Relocation of Mirek Marik Water Sculpture in Civic Square ...(Cont'd)**

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Subsequent to that meeting, further meetings were held with Launceston City Heart officers and Council's Natural Environment Manager to discuss possible locations that might be suitable to house the fountain with the intention being that Council's preferred location would be referred to the GNC Committee for acceptance prior to any formal decision.

Home Point, adjacent to Tamar River Cruises was chosen as the most suitable location. It is close to the city CBD and the Tamar River and is frequently visited by tourists, as well as locals. Additionally, Tamar River Cruises has daily cruises up and down the river, nearby businesses are open seven days a week and it is near well used facilities such as Royal Park and sporting grounds. Given the ongoing future development of the area, Council officers believe that this would be a suitable relocation area for the fountain be relocated to.

This information was referred to the GNC Committee for their support. The Secretary, Mrs Goiser, has advised via email that the Committee is happy with the relocation of the fountain to Home Point, saying that not only is it an appropriate area but that they also recognise its proximity to the river, with people walking by all the time, both tourists and locals.

The relocation expenses will be included in the Civic Square Redevelopment works. The exact timing of the relocation will be determined by the start of works in Civic Square and the completion of the current works on the boardwalk.

Further talks have been held with the GNC President and it is anticipated that a formal letter of support will be received by Council during the week beginning 27 February 2017.

The location satisfies the petition's request to reconsider relocation to a suburban area in that the proposed location is a high profile site, is in the city on the edge of the CBD and is supported by the GNC.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**4.1 Relocation of Mirek Marik Water Sculpture in Civic Square ...(Cont'd)**

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**SOCIAL IMPACT:**

The relocation of the Mirek Marik Water Sculpture will continue to acknowledge the contribution of migrants to the Launceston community by being placed in a high profile location within the city.

**STRATEGIC DOCUMENT REFERENCE:****Council's Strategic Plan (2014-2024)**

1. A creative and innovative city
2. A city where people choose to live
3. A city in touch with its region
4. A diverse and welcoming city
6. A city building its future
7. A city that stimulates economic activity and vibrancy

**Greater Launceston Plan (GLP) - 2014**

F.1 Launceston City Heart: CBD Revitalisation Project

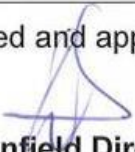
**Launceston Central Area Development Study 2013****Launceston Public Spaces and Public Life 2011****BUDGET & FINANCIAL ASPECTS:**

The budget for relocation for the Mirek Marik Water Sculpture in Civic Square will be absorbed in the Civic Square Redevelopment works.

**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.

  
**Dale Sinfield Director Major Projects**

## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

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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 3 - Planning Authority.

### 5 PLANNING AUTHORITY

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs

**FILE NO:** DA0628/2016

**AUTHOR:** Matthew Clark (JMG Engineers and Planners -External Consultants)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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### DECISION STATEMENT:

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

### PLANNING APPLICATION INFORMATION:

Applicant:	GHD Pty Ltd on behalf of City of Launceston Property: Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston
Zoning:	Open Space, Urban Mixed Use
Receipt Date:	19/12/2016
Validity Date:	19/01/2017
Further Information Request:	25/01/2017
Further Information Received:	01/02/2017
Deemed Approval:	12/03/2017
Representations:	Three (one withdrawn)

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- 
- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
- 

### 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 Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs at Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston subject to the following conditions:

#### 1. ENDORSED PLANS

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

- a) Demolition Plan Garden Beds, Trees and Street Furniture Drawing No. LN16016-C429 Revision A prepared by pitt&sherry dated 24 November 2016;
  - b) Legend & Notes Drawing No. A16039-LA-002 Revision P2 prepared by Aspect Studios dated (01.22.2016[sic]) 1 December 2016;
  - c) General Arrangement Plan Drawing No. A16039-LA-003 Revision P2 prepared by Aspect Studios dated 1 December 2016;
  - d) Paving Pattern: Layout Drawing No. A16039-LA-302 Revision P2 prepared by Aspect Studios dated 1 December 2016;
  - e) Playspace Details Plan Drawing No. A16039-LA-340 Revision A prepared by Aspect Studios dated 10 November 2016;
  - f) Playspace Details Elevations Drawing No. A16039-LA-342 Revision A prepared by Aspect Studios dated 10 November 2016;
  - g) Structure Drawing No. A16039-LA-362 Revision P2 prepared by Aspect Studios dated 22 November 2016;
  - h) General Arrangement Drawing No. LN16016-C402 prepared by pitt&sherry dated 4 November 2016;
  - i) Planting Plan Drawing No. A16039-LA-201 Revision P2 prepared by Aspect Studios dated 24 November 2016;
  - j) Paving Level Changes Drawing No. LN16016-C411 Revision A prepared by pitt&sherry dated 23 November 2016;
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## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

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**5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

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- k) Control Line Location Plan Drawing No. LN16016-C415 prepared by pitt&sherry dated 4 November 2016;
- l) Cross Sections – Design Line MC00 CH 10 to CH 20 Drawing No. LN16016-C422 prepared by pitt&sherry dated 4 November 2016;
- m) Cross Sections – Design Line MC00 CH 30 to CH 50 Drawing No. LN16016-C423 prepared by pitt&sherry dated 4 November 2016;
- n) Cross Sections – Design Line MC00 CH 60 to CH 80 Drawing No. LN16016-C424 prepared by pitt&sherry dated 4 November 2016;
- o) Cross Sections – Design Line MC00 CH 90 to CH 100 Drawing No. LN16016-C425 prepared by pitt&sherry dated 4 November 2016;
- p) Cross Sections – Design Line MC20 CH 00 to CH 10 Drawing No. LN16016-C426 prepared by pitt&sherry dated 4 November 2016;
- q) Cross Sections – Design Line MC20 CH 20 to CH 39.8 Drawing No. LN16016-C428 prepared by pitt&sherry dated 4 November 2016;
- r) Proposed Lights and Poles Location Diagram Project No. LAU-SPL-004 Sheet No. 1 Revision V0f prepared by Ironbark Sustainability dated 4 November 2016;
- s) Lighting & Banner Schedule Document Set ID: 3447957 Version 1 dated 17 January 2017;
- t) Existing Lighting Project No. LAU-SPL-004 Sheet No. 1 Revision V0b prepared by Ironbark Sustainability dated 4 November 2016;
- u) Wayfinding & Signage Locations Document Set ID: 3447957 Version 1 dated 17 January 2017;
- v) Signage Dimensions Digital Display Document Set ID: 3447957 Version 1 dated 17 January 2017;
- w) Signage Dimensions Urban Mapped Plinth – Secondary Document Set ID: 3447957 Version 1 dated 17 January 2017;
- x) Signage Dimensions Finger Directional Document Set ID: 3447957 Version 1 dated 17 January 2017;
- y) Pole Diagram Project No. LAU-SPL-004 Revision V0c prepared by Ironbark Sustainability dated 24 November 2016;
- z) Proposed Bike Racks Location Drawing No. A16039-SK41 Revision B prepared by Aspect Studios Document Set ID: 3447957 Version 1 dated 17 January 2017.

## **2. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00082-LCC) (attached).

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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### **3. 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.

### **4. EXTERIOR AND SECURITY LIGHTING PLANNING**

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

### **5. 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

### **6. CONTAMINATED LAND**

Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council immediately upon discovery.

### **7. PARKING**

The three existing parking spaces located adjacent to Henty House are to be retained. Accordingly, the plan Paving Pattern: Layout Drawing No. A16039-LA-302 Revision P2 prepared by Aspect Studios dated 1 December 2016, is to be resubmitted for approval by the Director of Infrastructure Services. The approved plan will then form part of the endorsed plans referred to in Condition 1.

### **8. BICYCLE PARKING**

Bicycle parking spaces must:

- (a) have minimum dimensions of:
  - (i) 1.7m in length; and

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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- (ii) 1.2m in height; and
- (iii) 0.7m in width at the handlebars;
- (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.

## INFRASTRUCTURE

### 9. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Director Infrastructure Services for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
    - i. Electricity infrastructure including public lighting, illuminated signage and power outlets within the Square.
    - ii. A plan of located and identified services in proximity to any proposed excavations (including plantings), complete with recommendations of maintaining clearance to such services.
    - iii. A stormwater plan showing the collection of stormwater from all landscaped and paved areas and its conveyance to an approved point of discharge. (See TasWater conditions).
    - iv. Alteration to kerbing within Charles Street to remove the redundant crossovers.
    - v. A car parking detail design showing that the spaces set aside for people with disabilities complies with AS/NZS 2890.6:2006.
  - b. is prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
  - c. is prepared by a suitably qualified and experienced engineer or engineering consultancy.
  - d. is accompanied by:
    - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
    - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.
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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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## **10. WORKS WITHIN ROAD RESERVES**

All works within the road reserves and those portions of Civic Square outside of the road reserve are to be undertaken in accordance with Council standards. Prior to commencing any works the applicant must prepare a detailed Traffic Management Plan specifying the following:

- The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions of the works
- The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles
- Any temporary works required to maintain the serviceability of the road or footpath
- Any remedial works required to repair damage to the road reserve resulting from the occupation

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site. Where the works are undertaken in the Central Activities Area, on arterial roads or within shopping centre precinct the Traffic Management Plan is to be submitted to the Infrastructure Services Directorate for approval two weeks prior to the scheduled commencement of the works. No works shall commence until the Traffic Management Plan has been approved.

## **11. CONSTRUCTION OF WORKS**

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

**a. Stormwater**

Provision of a drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,

**b. Roads**

- i. Removal of redundant crossovers and reinstatement with kerbing.
- ii. All necessary alterations to line marking, signage and other traffic control devices.

**c. Electricity, Communications and Other Utilities**

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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- i. An underground reticulated electricity system and public area lighting scheme must be provided to service the public spaces and be installed to the approval of the Responsible Authority.

All construction works must be undertaken in accordance with the relevant Australian standards and the LGAT-IPWEA Standard Drawings where applicable.

These documents specify:

- a. Construction requirements;
- b. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities;
- c. Construction Audit inspections;
- d. Practical Completion and after a 12 month defects liability period the Final Inspection and Hand-Over.

## **12. CONSTRUCTION DOCUMENTATION**

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

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure Services Directorate.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works complies with the approved engineering plans and Council standards.

## **13. COMPLETION OF WORKS**

All works must be carried out to Council standards and to the satisfaction of the Director Infrastructure Services and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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### **14. CONSTRUCTION MANAGEMENT PLAN**

Prior to the commencement of works, a construction management plan is to be approved by the Council's General Manager. The construction management plan must include:

- (i) A description of all activities proposed to be undertaken on the site during construction, including an indication of stages of construction where relevant including also proposed screening of the site and vehicular access points during work;
  - (ii) A traffic management protocol to outline management of traffic conflicts that may be generated during the construction of the proposal including but not limited to:
    - (a) Details of traffic routes for heavy vehicles, including any necessary route or timing restrictions; and
    - (b) Measures to be employed to ensure traffic volume, acoustic and amenity impacts are minimised.
  - (c) Measures to be employed to ensure construction traffic parking and loading has as minimal disruption as possible on adjacent trader activities.
  - (iii) An air quality protocol to outline measures to minimise impacts from the proposal on local air quality particularly regarding dust generated from the proposal;
  - (iv) A noise and vibration management protocol to detail measures to mitigate and manage noise and vibration during the construction of the proposal in accordance with AS 2436-2010 - Guide to Noise and Vibration Control on Construction, Demolition and Maintenance sites and New South Wales Department of Environment and Climate Change – July 2009 Interim Construction Noise Guidelines ("the Guidelines") including but not limited to:
    - (a) Procedures to ensure that all reasonable and feasible noise and vibration mitigation measures are applied during operation of the construction management plan (any determination of what is reasonable and feasible is to be made by reference to the explanation of those two terms as appears at Section 1.4 of the Guidelines);
    - (b) Details of all management methods and procedures that will be implemented to control individual and overall noise and vibration emissions from the site during the construction management plan;
    - (c) Identification of potentially noisy construction phases, such as operation of rock breakers, explosives or pile drivers if they are to be used, and proposed means to minimise impact on the amenity of neighbouring buildings;
    - (d) Identification of potentially vibrating causing activities, such as operation of rock breakers, explosives or pile drivers if they are to be used and proposed means to minimise impact on the amenity of neighbouring buildings.
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It is noted that the identification of noisy construction phases in (c) and vibration causing activities in (d) does not infer an entitlement to undertake those activities if they cannot be satisfactorily managed; and

- (v) An erosion/sedimentation control protocol to detail measures to monitor and minimise soil erosion and the discharge of sediments and other pollutants to lands and/or water and wash-down procedures during construction works.

Once approved the construction management plan will form part of the permit and must be complied with.

### **15. Vegetation Management Plan**

Prior to the commencement of works, a site Vegetation Management Plan for any works adjacent to or within any tree protection areas must be prepared and submitted for the approval of Council. Once approved, the plan will be endorsed and will form part of the permit. The Management Plan must include the following:

- a. The fencing of tree protection and porous car parking areas for the duration of the works. Fences must be constructed of cyclone wire or similar strength material at a minimum height of 1.5m from natural ground level; and be firmly attached to a removable concrete or similar base. Tree Protection fencing must have signage stating 'Tree Protection Fence'.
  - b. A layer of organic wood chips or mulch around each tree in the tree protection zones with a thickness no greater than 100mm;
  - c. Supplemental watering to root zones within the tree protection areas to reduce the impact of construction. Where irrigation is not accessible, Rainbird gel tubes and plastic sleeves (or similar) must be installed under the mulch ring on the northern side of each tree and be maintained for 12 months.
  - d. Remedial arboriculture works and other tree management techniques for all retained trees at commencement and conclusion of the construction works as required. Such remedial works may include pruning, removal of dead and dying limbs, canopy development and pest and disease management. These works must be undertaken by a competent and qualified Arborist in accordance with Australian Standard AS4373 – Pruning of amenity trees.
  - e. Stormwater or sediment must not be diverted from or to a tree protection area.
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- f. Details of how the existing trees must be protected from damage in accordance with Australian Standards 4970 Protection of Trees on Development Sites to Protect Existing Trees.

### 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 2000. 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. Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. 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.

C. 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.

D. 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.

E. General

This permit was issued based on the proposal documents submitted for DA0628/2016. 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.
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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
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- 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.*

**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) <<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.*

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

**REPORT:**

**1. THE PROPOSAL**

The applicant is seeking planning approval for multiple uses and associated development on land at Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston (the subject site).

The development involves the demolition of existing structures, landscaping and paving from the square and the installation of new lighting, paving treatments, gardens beds, terraced seating, bike racks, a stage and a play space. The planning submission indicates that 31 trees will be removed and 25 replacement trees will be planted. The applicant has confirmed that 11 larger trees and 20 other smaller shrubs are to be removed based on health conditions and that 26 larger trees and additional understorey shrubs/plants are to be provided.

### **Volume/Folio Proposed Works**

#### **18-28 St John Street - Town Hall**

48950/1

1450m<sup>2</sup>

48952/1

1568m<sup>2</sup>

49208/1

511m<sup>2</sup>

13/6129

1691m<sup>2</sup>

204339/1

21m<sup>2</sup>

- Demolish garden beds along southern side of building, and terrace brick and paving, garden beds, edging and
- seating to the east.
- Reconfigure and install grassed terrace, new garden bed walls, edging and associated seating, staged terrace, light poles, bollards, catenary lighting poles, digital wayfinding display, finger directional sign poles and bike racks.

#### **69A Cameron Street - Civic Square**

203726/1

453m<sup>2</sup>

15307/2

275m<sup>2</sup>

- Demolish garden beds, edging and seating, part of ramp and stairs to LINC and water feature north of the LINC.
- New garden bed walls, edging and associated seating, part of low terrace to the north-east corner of the LINC, playspace, light poles, catenary lighting poles, urban mapped plinth, finger directional sign poles and bike racks
- Replacement of paving
- Construction of new Civic Square Playspace

40/175

325m<sup>2</sup>

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

### Civic Square

159112/1  
2537m<sup>2</sup>

- Replacement of existing brick garden bed edges and construction of raised seating
- Replacement of paving
- Construction of new Civic Square Playspace

### 71 Cameron Street - Launceston LINC

150223/1  
1037m<sup>2</sup>

- Demolish existing ramp and stairs providing entry to the building, and provision of new graded paving and
- low terrace to the north-east corner.
- Replacement of existing brick garden bed edges and construction of raised seating
- Construction of a new raised seating area in front of LINC

### 75-77 Cameron Street - Airlie House

140034/0  
942 m<sup>2</sup>

- Minor paving works at the front of the property.

### 91-97 Charles Street - Henty House

149096/1  
2517m<sup>2</sup>

- Construction of an integrated 'wave' seat among the tree trunks
- Pavement replacement

### 92 Cameron Street - Civic Square (Macquarie House)

118058/1  
1467m<sup>2</sup>

- Decommissioning of the existing car parking
- Replacement of brick garden bed edging and installation of inbuilt seating along the northern edge of the current parking bay
- Building conservation measures - extension of paving over the existing narrow garden bed immediately beside the wall in order to lower soil moisture levels near the wall
- Activation of the courtyard on the eastern side of the building – construction of steps leading into the courtyard.
- Paving replacement

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**90 Cameron Street - Launceston Police Station**

150322/1  
38m<sup>2</sup>

- Replacement of nearby paving and installation of new garden bed edging and seating
- Construction of a stage between the garden bed and the terraces at approximately 400mm above the exiting paving surface, incorporating a disabled ramp access.

146277/1  
118m<sup>2</sup>

- Replacement of brick garden edging and construction of integrated seating along the bed edge.
- Possible simplification of the garden bed shape –removal of the protruding south-western section.

The space is to be used for passive recreation and community meeting and entertainment by way of events within the space.

## 2. LOCATION AND NEIGHBOURHOOD CHARACTER

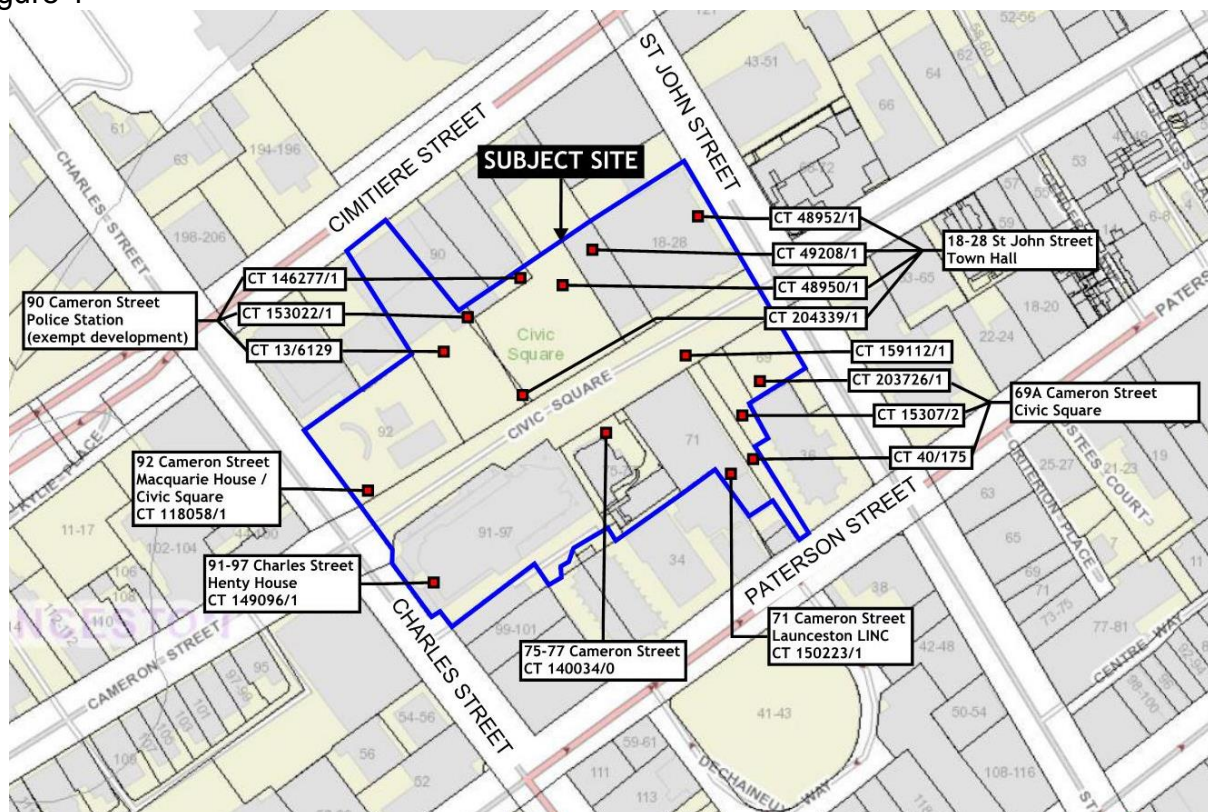
The site is located on land known as Civic Square bordered by the intersection of Charles and Cameron Street to the southwest and the intersection of St Johns and Cameron Street to the northeast. The buildings bordering Civic Square are primarily heritage listed buildings used for community meeting and entertainment, business and professional services and emergency services.

The site is composed of multiple titles surrounding land known as Civic Square in Launceston CBD (refer to Figure 1). The titles subject to the proposed development are outlined in Table 1. The total area of the subject titles is 14,950m<sup>2</sup>.

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Figure 1



Civic Square is a public open space within the Launceston central city area providing for passive recreation and a pedestrian thoroughfare bordered by adjoining and nearby heritage-listed places including the Town Hall, Macquarie House, Airlie House, St Andrew's Church and the Launceston LINC (refer to Table 1).



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*Table 1 - Affected Titles (THR=Tasmanian Heritage Register, PS=Local Historic Heritage Code, Launceston Interim Planning Scheme 2015)*

Address	Volume/Folio	Heritage Listing
	48952/1	THR, PS
18-28 St John Street	49208/1	THR, PS
Town Hall	13/6129	PS
	204339/1	PS
69A Cameron Street	203726/1	PS
Civic Square	15307/2	PS
	40/175	PS
71 Cameron Street	150223/1	PS
Launceston LINC		
75-77 Cameron Street	140034/0	THR, PS
Airlie House		
91-97 Charles Street	149096/1	N/A
Henty House		
92 Cameron Street		
Civic Square (Macquarie House)	118058/1	THR, PS
	13/6129	N/A
90 Cameron Street	153022/1	N/A
Launceston Police Station	146277/1	N/A
Civic Square	159112/1	N/A

Access to the site is directly off Charles and St Johns Street frontages via existing crossovers. Two accessible parking spaces are located off Charles Street.

The square is bordered by multiple buildings including Macquarie House, Launceston Police Station, Launceston Town Hall, St Andrew's Church, Launceston LINC, Airlie House and Henty House. There is a pond to the east of Macquarie House.

The square is currently developed with extensive paving, garden beds, low brick retaining walls, steps, street furniture, bollards, flag poles (Charles St entrance), parking area, extensive landscaping, sculptures and tree plantings. There are directional signs located throughout the square.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**
- 

The street is sealed and drained to Council standard.

The site is able to be connected to reticulated services.

There is an ancillary type dwelling above the doctor's surgery at 77 Cameron Street.

There are no watercourses within 50m of the site.

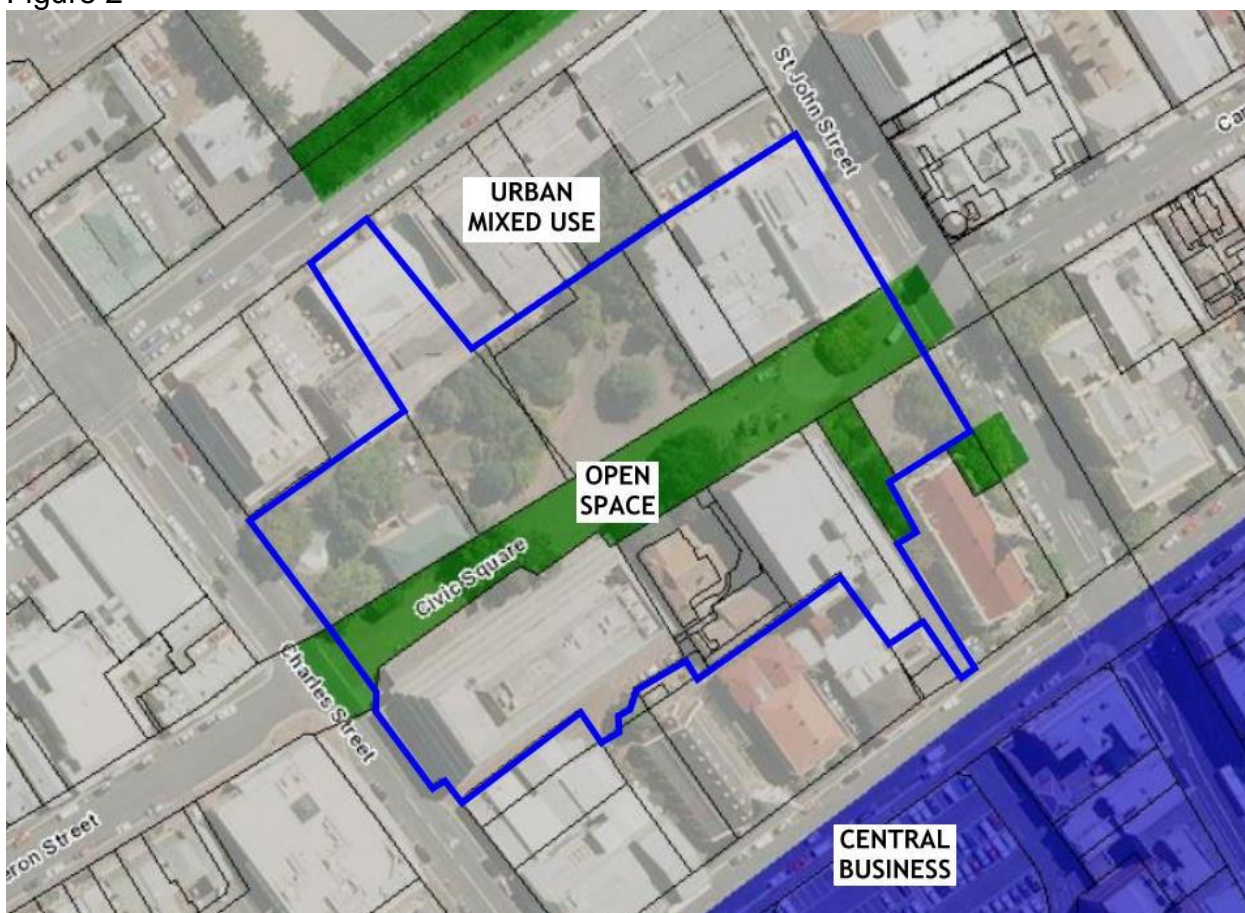
### **3. PLANNING SCHEME REQUIREMENTS**

The subject site is located in both the Urban Mixed Use and Open Spaces zones (refer to Figure 2).

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- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)

Figure 2



### 3.1 Zone Purpose

#### 15.0 Urban Mixed Use

##### 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 support 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:

## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

- (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 proposal involves using the site as a community meeting and entertainment site consistent with 15.1.1.1.

The proposal supports 15.1.1.2, 15.1.1.3 and 15.1.1.4 by encouraging increased use of a public area within the city that is utilised for pedestrian access and passive recreation thus supporting the activity centre and offering interest and engagement to shoppers.

Local Area Objectives - There are no local area objectives.

Desired Future Character Statements - There are no desired future character statements.

### **15.3 Use Standards**

#### **15.3.1 Hours of operation**

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

### **Consistent**

The application has been assessed as being consistent with the objective of the standard. Refer to the assessment against the relevant provisions of the standard in the following section of the report.

A1 Commercial vehicles must only operate between 6.00am and 10.00pm.

### **Complies**

No commercial vehicle operation is proposed.

#### **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 has been assessed as being consistent with the objective of the standard. Refer to the assessment against the relevant provisions of the standard in the following section of the report.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

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.
<b>Complies</b> No air conditioning, air extraction, heating or refrigeration systems or compressors are proposed.
15.3.3 Light spill and illumination
<b>Objective:</b> To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
<b>Consistent</b> The application has been assessed as being consistent with the objective of the standard. Refer to the assessment against the relevant provisions of the standard in the following section of the report.
A1 The use must: <ul style="list-style-type: none"> <li>(a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, and Low Density Residential zones; and</li> <li>(b) contain direct light from external light sources within the boundaries of the site.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) the number of light sources and their intensity;</li> <li>(b) the proximity of the proposed light sources to nearby sensitive uses;</li> <li>(c) the topography of the site;</li> <li>(d) the landscaping of the site;</li> <li>(e) the degree of screening between the light source and the sensitive uses; and</li> <li>(f) existing light sources nearby.</li> </ul>
<b>Relies on Performance Criteria</b> The site does not adjoin the General Residential, Inner Residential or Low Density Residential zones, therefore A1(a) is not applicable. The proposed lighting for the development is expected to result in light spill external to the site contrary to A1(b). Therefore, the performance criteria must be considered. <p>The site is located on the edge of the central city area and just beyond the Central Business zone. Civic Square functions as a pedestrian thoroughfare requiring sufficient lighting for safety at night. The proposal involves multiple light sources of varying intensity designed to attract people to the space and provides the added benefit of creating a well-lit safe space</p>

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

P1(a). The proposal also includes lighting intended to focus on the facades of heritage buildings to create interest and highlight the heritage aspect of the area. The surrounding buildings do not generally support sensitive uses; therefore, the proposed lighting is considered to have limited impact on amenity.

The number of sensitive uses in the surrounding area is limited with the upper level of 77 Cameron Street containing a single residential dwelling. Being in the urban centre means that there is an existing level of light spill as a result of street lighting, traffic lights, and car headlights and the proposed levels of light spill are expected to be similar to those currently present in Civic Square.

The site is level P1(c).

The site will be extensively landscaped; however, this landscaping is not designed to minimise light spill P1(d).

Considering the above factors, the proposed lighting is not anticipated to result in a degree of light spill which would cause an unreasonable loss of amenity to nearby sensitive uses.

### 15.3.4 Noise level

#### Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L<sub>aeq</sub>) 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.

#### 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;

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

- (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**

There is an ancillary dwelling above the doctor's surgery at 77 Cameron Street.

The noise generated from the passive recreation use is unlikely to change significantly from existing levels. During events the community meeting and entertainment use may generate noise exceeding that allowed in the acceptable solution. However, these events are anticipated to be sporadic and unlikely to be of such intensity to regularly impact on nearby sensitive use to an unreasonable level (a).

The noise is likely to be generated from amplification of music and public announcement equipment as well as ambient noise from patrons (b).

Background noise levels during the day are likely to be characterised by people talking, vehicle movements on nearby roads, noise from nearby uses including potential for music, and other noise generating equipment (c).

No mitigation measures are proposed (d).

The site is generally flat in topography (e).

The site is located on the edge of the central city area and just beyond the Central Business zone characterised by businesses, roads and public buildings and open spaces (f).

The proposed use is not considered to have an unreasonable impact on sensitive uses due to noise impact due to the limited number of sensitive uses nearby (one) and the presumed existing level of noise generation due to the nature of the area.

### **15.3.5 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.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

This clause is not applicable to the development as it does not propose any use class referred to in Table 15.3 as requiring application of clause 15.3.5.

### 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report 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

All proposed buildings (structures) have a maximum height less than 12m.

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.

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 building;
- (d) the height bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the retention of vegetation;
- (g) the existing or proposed landscaping; and
- (h) the safety of road users.

##### Relies on Performance Criteria

The proposed buildings (structures) are set out in the space as a whole rather than in relation to title boundaries. Therefore, the proposed buildings (structures) are not all built to the frontage. Given the dimensions of CT 159112/1, it is likely that multiple proposed



- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

buildings (structures) will have a setback in excess of the maximum setback of buildings on adjoining lots. Therefore, the performance criteria must be considered.

The site is an open plaza providing a thoroughfare within the central city. The proposed buildings (structures) are placed to provide interest and illumination to the plaza. The location of the proposed buildings (structures) is expected to increase the level of public interaction and amenity in the space by upgrading the existing square thereby promoting pedestrian activity (a).

The topography of the site is flat. The location of the proposed buildings (structures) relative to the topography is considered compatible (b).

The surrounding buildings generally have minimal setbacks from boundaries, including frontages (c). The surrounding buildings have roofs and walls, taking up space and imposing bulk. The proposed buildings (structures) in the square are very different to those on the surrounding lots and therefore not comparable (d).

The siting of the proposed buildings (structures) is considered to be compatible with the overall development to improve the appearance of the square from roads and public places (e).

Vegetation and trees will be removed. The development includes installation of garden beds, trees and lawn space. The conifer (Christmas tree) is to be retained along with the majority of trees in the square northwest of CT 159112/1. The proposed changes to vegetation are considered compatible with the streetscape and character of the area (f)(g).

The proposed lights will meet Australian Standards removing any safety risk associated with light spill. No proposed buildings (structures) are considered to create entrapment spaces. The lighting will illuminate the area reducing the potential for crime (h).

Considering the above factors the siting of the proposed buildings (structures) is considered compatible with the streetscape and character of the surrounding area.

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.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

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.

### **Relies on Performance Criteria**

The proposed buildings (structures) are set out in the space as a whole rather than in relation to title boundaries. Therefore, the proposed buildings (structures) are not all built to the frontage. Given the dimensions of CT 159112/1, it is likely that multiple proposed buildings (structures) will have a setback in excess of the maximum setback of buildings on adjoining lots. Therefore, the performance criteria must be considered.

The site is an open plaza providing a thoroughfare within the central city. The proposed buildings (structures) are placed to provide interest and illumination to the plaza. The location of the proposed buildings (structures) is expected to increase the level of public interaction and amenity in the space by upgrading the existing square thereby promoting pedestrian activity (a).

The topography of the site is flat. The location of proposed buildings (structures) relative to the topography is considered compatible (b).

The surrounding buildings generally have minimal setbacks from boundaries, including frontages (c). The surrounding buildings have roofs and walls, taking up space and imposing bulk. The proposed buildings (structures) in the square are very different to those on the surrounding lots and therefore not comparable (d).

The existing buildings (structures) on the site are similar in nature in that they contribute to the amenity of the space rather than detracting from it. There is no private open space on the site (e).

The dwelling is located above street level and thus there will be no impact of the proposed

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

buildings (structures) on its privacy. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (f).

The dwelling is located above street level and thus there will be no impact of the proposed buildings (structures) on its sunlight. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (g).

The buildings (structures) do not require screening as they have no impact on adjoining uses (h).

The surrounding area is an urban environment primarily functioning as a business area. This means the use of the space is transient, generally during business hours except when events extend normal hours of use. The siting of the proposed buildings (structures) contributes to the use of the space as a transient use allowing for pedestrian access, passive recreation and as a community meeting place (i).

The siting of the proposed buildings (structures) as per the proposal does not cause an unreasonable loss of amenity to occupiers of adjoining lots.

### 15.4.2 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

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Car parking must be located:

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

### Complies

No parking is proposed therefore the provision is not applicable.

## 19.0 Open Space Zone

### 19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

### Consistent

The proposal involves modifying land to provide a refreshed setting for passive recreation within public open space consistent with the zone purpose statement 19.1.1.1. The modifications to the space are considered to improve the landscape amenity by updating the landscaping, buildings (structures) and fixtures to create a more engaging space.

Local Area Objectives - There are no local area objectives

Desired Future Character Statements - There are no desired future character statements

### 19.3 Use Standards

#### 19.3.1 Hours of operation

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Operating hours, except for office and administrative tasks, must be between:

- (a) 8.00am and 10.00pm adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; or
- (b) 6.00am to midnight otherwise.

P1 Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
- (b) the characteristics and frequency of any emissions generated;
- (c) the extent and timing of traffic generation;
- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

### Relies on performance criteria

The land within the site that is zoned open space is adjacent to the urban mixed use zone. Due to the public nature of the proposed use it is difficult to determine what hours the site will be used. This is especially pertinent for the community meeting and entertainment use which is likely to involve sporadic events that may operate outside of the specified hours. Therefore, the performance criteria have been considered.

There is one ancillary type residential use at 77 Cameron Street.

The proposed use of the land for community meeting and entertainment is likely to involve

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only occasional use outside the hours prescribed by the acceptable solution therefore, the presence of part of 77 Cameron Street should not be a concern. Events exceeding these hours are likely to be public in nature and controlled by the Council P1 (a).

The noise generated outside the acceptable solution hours is likely to be due to community events involving music and noise generated by attendees. This noise is likely to be continuous during events, whilst the events themselves are likely to be sporadic P1(b).

The proposed use is not expected to create an unreasonable change to traffic generation P1(c). There is no onsite parking for users of the site, other than the existing accessible parking. During events parking of vehicles within the site will occur at sporadic times and be combined with ambient noise from the set up and pack down of the event.

No delivery of goods or dispatch of goods and materials is proposed (d).

The proposed development is expected to maintain the existing level of amenity, with the exception of sporadic events. The site is not located in a residential area, therefore, there are limited sensitive uses to impact on (e).

The hours of use are not expected to unreasonably impact on the amenity of nearby sensitive uses due to the lack of sensitive uses in the vicinity and anticipated existing noise sources in the area.

### 19.3.2 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report 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.

#### **Complies**

The proposal does not involve any air conditioning, air extraction, heating or refrigeration systems therefore the provision is not applicable.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

<b>19.3.3 Light spill and illumination</b>
Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
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.
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: (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.
<b>Relies on Performance Criteria</b> The use includes lighting where the light spill is not designed to be contained within the boundaries of the site contrary to A1(b). Therefore, the performance criteria have been considered.  The lighting design is intended to attract people to the space and improve the safety of the area. Being in the urban centre means that there is an assumed level of light spill as a result of street lighting, traffic lights, and car headlights. There is one sensitive use in the vicinity and the proposed external lighting is not considered to cause an unreasonable loss of amenity to this residence given the current level of lighting in Civic Square.
<b>19.3.4 External storage of goods</b>
Objective: To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

Refer to the assessment against the specific provisions of the standard in the report below.
A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.
<b>Complies</b> No goods or materials are to be stored onsite therefore the provision is not applicable.
19.3.5 Commercial vehicle parking
Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 Commercial vehicles must be parked within the boundary of the site.
During events, commercial vehicles will be parked within the site, compliant with A1.
19.3.6 Open space character
Objective: To ensure that uses are of an appropriate scale for the zone.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 If for:
(a) no permit required uses; or
(b) a combined gross floor area not exceeding 250m <sup>2</sup> over the site.
P1 The use must be of a scale that is appropriate to the purpose of the zone, having regard to:
(a) the impact on the natural landscape or open space values of the site;
(b) the impact on the passive recreation values of the site;
(c) the topography of the site;
(d) impact on the character of the area; and
(e) other uses on the site.
<b>Relies on Performance Criteria</b> The proposed use 'passive recreation' is a 'no permit required' use within the zone. 'Community meeting and entertainment' is a 'discretionary' use within the zone occupying more than 250m <sup>2</sup> site area, contrary to A1. Therefore, the performance criteria have been

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considered.

The site has previously been heavily modified from its natural state and is not considered to retain natural landscape values. The proposal retains the open space values of the site by upgrading the amenity of the open space (a).

The site will continue to be used for passive recreation as well as occasional community events (b).

The site is generally level (c).

The proposal is expected to attract people to the area which is likely to increase foot traffic for local business (e).

The community meeting and events use is to be an occasional use and is considered compatible with passive recreation of the site (f).

The discretionary use is considered to be compatible with the purpose of the zone and of an appropriate scale.

### **19.4 Development Standards**

#### **19.4.1 Building height, setback and siting**

**Objective:**

To ensure that building bulk and form, and siting:

- (a) is compatible with the character of the surrounding area;
- (b) protects the amenity of adjoining lots and surrounding uses; and
- (c) respects the natural and landscape values of the site.

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

**A1 Building height must be no greater than 5m.**

**P1 Building height must be compatible with the character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses, having regard to:**

- (a) the topography of the site;
- (b) height of buildings on the site, adjoining lots and adjacent lots;
- (c) the natural and landscape values of the site;
- (d) the bulk and form of existing and proposed buildings;



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- (e) the allowable building heights;
- (f) the apparent height when viewed from roads and public places;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (i) the existing screening or the ability to implement screening; and
- (j) any overshadowing of adjacent lots or public places.

### **Relies on Performance Criteria**

The proposed light poles range in height from 5.5m to 9m, contrary to A1. Therefore, the performance criteria must be considered.

The site is level, this means that the grade of the land will not affect the apparent heights of the lights (a).

The lights will be similar in height to other light poles within the zone and lower in height than most of the surrounding buildings (b).

The site is heavily modified. The landscaping within the site is to be updated as part of the proposal within most trees retained (c). The proposed buildings (structures) are not considered to have an impact of the natural and landscape values of the site.

The proposed buildings (structures) in the square are different to the buildings on surrounding lots and therefore not comparable (d).

The tallest proposed buildings (structures) are 4 m in excess of the acceptable solution for the zone (e).

The perceived height of the proposed buildings (structures) will be affected by the surrounding buildings. The existing buildings surrounding the square are generally taller than the proposed buildings (structures) meaning that the proposed buildings (structures) will not appear dominant relative to the surrounding buildings (f).

There is one ancillary dwelling at 75-77 Cameron Street. The dwelling is located above street level and thus there will be no impact of the proposed buildings (structures) on its sunlight. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (g).

The dwelling is located above street level and thus there will be no impact of the proposed

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buildings (structures) on its privacy. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (h).

The buildings (structures) do not require screening as they have no impact on adjoining uses (i).

The proposed buildings (structures) will not cause an unreasonable level of overshadowing (j).

The proposed buildings (structures) are considered compatible with the character of the surrounding area, and are not considered to negatively impact the amenity of adjoining lots and surrounding uses.

**A2 Setback from all boundaries must be no less than 10m.**

**P2 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjacent lots, having regard to:**

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the natural and landscape values of the site;
- (d) the setbacks of surrounding buildings;
- (e) the height, bulk and form of existing and proposed buildings;
- (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.

### **Relies on Performance Criteria**

Proposed buildings (structures) are not all setback 10 m from every boundary, contrary to A2. Therefore, the performance criteria have been addressed.

The proposed buildings (structures) will be located on level ground (a).

The proposed buildings (structures) are located strategically within the site to create a homogenous space (b).

The site has been highly modified and retains no natural values. The landscape values of the site will be modified with new landscaping; however, this landscaping is considered to enhance the value of the site (c).

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The surrounding buildings are generally characterised by buildings with larger floor areas with setbacks relative to their frontages. The subject site is a patchwork of titles with proposed buildings (structures) lacking gross floor area. Thus, the setbacks of surrounding buildings and the proposed buildings (structures) are not comparable (d).

The existing buildings (structures) on the site and the proposed buildings (structures) will be similar in bulk, height and form, with many elements being replaced with similar items. The height, bulk and form of the proposed buildings (structures) is not considered to negatively impact the amenity of the adjacent lots (e).

The dwelling is located above street level and thus there will be no impact of the proposed buildings (structures) on its privacy. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (f).

There is one ancillary dwelling at 75-77 Cameron Street. The dwelling is located above street level and thus there will be no impact of the proposed buildings (structures) on its sunlight. The existing trees directly adjacent to 75-77 Cameron Street to the north are being retained (g).

The buildings (structures) do not require screening as they have no impact on adjoining uses (h).

The surrounding area is an urban environment primarily functioning as a business area. This means the use of the space is transient, generally during business hours except when events extend normal hours of use. The siting of the proposed buildings (structures) contributes to the use of the space as a transient use allowing for pedestrian access, passive recreation and as a community meeting place (i).

The proposed buildings (structures) are considered to be sited such that there is no unreasonable loss of amenity to the occupiers of adjacent lots.

### 19.4.2 Landscaping

#### Objective:

To ensure that development is landscaped to retain the natural values of the site and contributes to the broader landscape of the area.

#### Consistent

The proposal has been assessed as being consistent with the objective of the standard.

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Refer to the assessment against the specific provisions of the standard in the report below.

A1 If for no permit required uses.

P1 Development must be landscaped to respect the natural values of the site and the broader landscape of the area, having regard to:

- (a) location and height of retaining walls;
- (b) the existing vegetation and its retention where it is feasible to do so;
- (c) the location of any proposed buildings, driveways, car parking, storage areas, signage and utility services;
- (d) proposed height and type of fencing;
- (e) proposed vegetation plantings;
- (f) the location of pedestrian movement routes;
- (g) maintenance of plantings, weed management and soil and water management; and
- (h) the character of the surrounding area; as shown in a detailed landscaping plan.

### **Relies on Performance Criteria**

'Passive recreation' is a 'no permit required' use. 'Community entertainment and meeting' is a 'discretionary' use. Therefore, the performance criteria have been addressed.

The site is a highly modified urban environment landscaped to provide space for passive recreation and pedestrian access within the city centre. The site retains no natural values.

The proposed development includes the removal of several garden beds and scattered vegetation. Retaining walls are included in the proposed garden beds (a).

The proposal includes removing garden beds and vegetation from within the main walkway of the square. This vegetation will be replaced with new garden beds. The majority of trees north west of the main walkway are retained (b).

The location of proposed buildings (structures) and signage will contribute to the broader landscape of the area, being an urban environment. The proposal includes directional signage for navigation and the proposed buildings (structures) provide space for passive recreation and assist in creating an easy to navigate thoroughfare (c) (f).

No fencing is proposed (d).

The proposed vegetation planting includes trees and garden beds similar to the existing landscaping on the site. The landscaping is considered compatible with the broader landscape of the area (e).

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Evergreen plantings, irrigated turf and trees supported by tree grates are proposed (g).

The surrounding area is an urban environment primarily functioning as a business area. This means the use of the space is transient, generally during business hours except when events extend normal hours of use. The proposed landscaping contributes to the use of the space as a transient use allowing for pedestrian access, passive recreation and as a community meeting place (h).

### **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.

### **E2.5 Use Standards**

Objective:

To ensure that potentially contaminated land is suitable for the intended use.

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 The Director, or a person approved by the Director for the purpose of this Code:

- (a) certifies that the land is suitable for the intended use; or
- (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.

P1 Land is suitable for the intended use, 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 or the environment that includes:
  - (i) an environmental site assessment;
  - (ii) any specific remediation and protection measures required to be implemented before any use commences; and
  - (iii) a statement that the land is suitable for the intended use.

#### **Relies on Performance Criteria**

A contaminated site assessment has been prepared for civic square. This assessment determined that there is no risk from contamination as there is only very low levels of

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contamination in the groundwater.

The proposal is consistent with P1.

### **E2.6 Development Standards**

#### **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.

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.

#### **Relies on Performance Criteria**

A contaminated site assessment has been prepared for civic square. This assessment determined that there is no risk from contamination as there is only very low levels of contamination in the groundwater.

The proposal is consistent with P1.

### **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;

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(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.
<b>E6.5 Use Standards</b>
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.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
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.
<b>Complies</b> The site is located within the Launceston Central Business District Parking Exemption Area. In accordance with the parking precinct plan, no increase to the existing parking numbers is proposed.
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.
<b>Complies</b> No parking spaces are required therefore this provision is not applicable.  Notwithstanding the above, two existing accessible parking spaces will be relocated and upgraded with new paving.
E6.5.2 Bicycle parking numbers
Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the

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needs of the use.
<p><b>Consistent</b></p> <p>The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.</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><b>Complies</b></p> <p>The use 'community meeting an entertainment' requires 1 bicycle space per 50 m<sup>2</sup> 'gross floor area' or one space per 40 seats, whichever is the greater. There is no requirement for bicycle parking for 'passive recreation'.</p> <p>Technically, the use does not have 'gross floor area' as there are no external walls. There is no seating proposed solely for the 'community meeting and entertainment' use. Therefore, the provision is not applicable.</p> <p>Notwithstanding the above, 38 bicycle parking spaces are proposed, located throughout the site.</p>
E6.5.3 Taxi spaces
<p>Objective:</p> <p>To ensure that access for taxis is provided to meet the needs of the use.</p>
<p><b>Consistent</b></p> <p>The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.</p>
<p>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.</p>
<p><b>Complies</b></p> <p>No car parking spaces are required; therefore, the provision does not apply.</p>
E6.5.4 Motorcycle parking
<p>Objective:</p> <p>To ensure that motorcycle parking is provided to meet the needs of the use.</p>
<p><b>Consistent</b></p> <p>The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.</p>
<p>A1 Except for dwellings in the General Residential zone, uses that require greater than 20</p>



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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.
<b>Complies</b> No car parking spaces are required. Therefore, the provision does not apply.
<b>E6.5.5 Loading bays</b>
Objective: To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 A loading bay must be provided for uses with a gross floor area greater than 1 000m <sup>2</sup> in a single occupancy.
<b>Complies</b> The proposed uses are 'passive recreation' and 'community meeting and entertainment'. Therefore, the provision does not apply.
<b>E6.6 Development Standards</b>
<b>E6.6.1 Construction of parking areas</b>
Objective: To ensure that parking areas are constructed to an appropriate standard.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 All parking, access ways, manoeuvring and circulation spaces must: (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.
<b>Complies</b> No new parking spaces are proposed. Therefore, the provision is not applicable.

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<b>E6.6.2 Design and layout of parking areas</b>
<p><b>Objective:</b> To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</b></p> <ul style="list-style-type: none"> <li>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</li> <li>(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;</li> <li>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</li> <li>(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</li> <li>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</li> </ul> <p><b>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</b></p> <p><b>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.</b></p> <p><b>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.</b></p>
<p><b>Complies</b> No new parking spaces are proposed. Therefore, the provision is not applicable.</p>
<b>E6.6.3 Pedestrian access</b>
<p><b>Objective:</b> To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p><b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.</p>
<p><b>A1.1 Uses that require 10 or more parking spaces must:</b></p> <ul style="list-style-type: none"> <li>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by: <ul style="list-style-type: none"> <li>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</li> </ul> </li> </ul>

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<p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.</p> <p><b>Complies</b> No parking spaces are required, therefore provision A1.1 is not applicable.</p> <p>The accessible parking spaces are located adjacent to level footpaths, however there is not 'main entry point' to any of the proposed buildings (structures), therefore provision A1.2 is not applicable.</p>
<p><b>E6.6.4 Loading bays</b></p> <p>Objective: To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.</p> <p><b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.</p> <p>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.</p> <p><b>Complies</b> Loading bays are not required hence the provision is not applicable.</p> <p>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.</p> <p><b>Complies</b> Loading bays are not required hence the provision is not applicable.</p>
<p><b>E6.6.5 Bicycle facilities</b></p> <p>Objective: To ensure that cyclists are provided with adequate facilities.</p>

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### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

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 10 additional bicycles spaces required.

### Complies

No bike parking spaces are required hence the provision is not applicable.

### E6.6.6 Bicycle parking and storage facilities

#### Objective:

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Bicycle parking and storage facilities for uses that require five or more bicycle spaces by Table E6.1 must:

- (a) be accessible from a road, cycle path, bicycle lane, shared path or access way;
- (b) be located within 50m from the main entrance;
- (c) be visible from the main entrance or otherwise signed; and
- (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.

### Complies

No bicycle parking is required hence the provision is not applicable.

A2 Bicycle parking spaces must:

- (a) have minimum dimensions of:
  - (i) 1.7m in length; and
  - (ii) 1.2m in height; and
  - (iii) 0.7m in width at the handlebars;
- (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.

### Complies

As the proposal includes bike parking spaces they must meet the applicable standards for bicycle parking spaces. There are no impediments to the proposal meeting the

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requirements of A1. This will be subject to detailed design and conditioned as part of the permit.
<b>E6.7 Parking Precinct Plans</b>
<b>E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area</b>
E6.7.1.3 Local area provisions
Objective: To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 On-site car parking is: (a) not provided; or (b) not increased above existing parking numbers.
<b>Complies</b> No additional parking is proposed (b).
<b>E13.0 Local Historic Cultural Heritage Code</b>
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 that 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.
<b>E13.5 Use Standards</b>
There are no use standards in this Code.
<b>E13.6 Development Standards</b>
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.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report 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;
- (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.

### Relies on Performance Criteria

Several heritage places adjoin the proposed demolition works. The demolition of the existing buildings (structures) associated with the heritage places will remove buildings (structures) placed in the 1970s and no fabric associated with the key buildings (those having a recognised floor area) will be altered or removed.

The existing buildings (structures) to be demolished are in reasonable condition, and no safety issues have been identified (a)(b)(c).

The Town Hall Precinct is described in the Register of the National Estate as having "attractively designed open spaces". The proposed changes to the open space are considered to align with this description, by positively contributing to the streetscape or setting of the Town Hall building and surrounding buildings (d).

The cultural heritage values of the heritage places are largely related to the style of architecture of the buildings with larger floor areas and their contribution to our understanding of the development of the area. No buildings with floor areas are to be modified with the exception of the Launceston LINC. It is proposed to remove the ramp and stairs and introduce new graded paving and a low terrace. This demolition removes an element that is not considered to contribute to the overall significance of the heritage place.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

Thus, the cultural heritage values of the local heritages places are considered to remain intact regardless of the proposed demolition (e).

The Town Hall is also noted as significant due to “its townscape associations are regarded as important to the community’s sense of place” under the Tasmania Heritage Register. The Town Hall building will remain as is, with only the surrounding open space to be modified in any way. This is considered to retain the key cultural heritage values of the local heritage place (e).

The development is needed to reinvigorate the public space and increase amenity for users (f).

The removal of garden beds adjacent to the Town Hall is proposed as a building conservation measure to lower soil moisture levels adjacent to the building walls (g).

The existing buildings (structures) to be demolished are not considered to be of importance for the long-term future of the heritage places (h).

There are no known overriding economic considerations (i).

Based on assessment of the values which contribute to the significance of the heritage places affected, it is considered that the proposed demolition will have no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting.

### 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

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

#### **Complies**

No maintenance or repair of the heritage buildings are proposed; therefore, the provision is not applicable.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)

E13.6.3 Lot size and dimensions and frontage
Objective: To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.
No subdivision is proposed; therefore, the provision is not applicable.
E13.6.4 Site coverage
Objective: To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.
<b>Consistent</b> The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.
A1 No acceptable solution.
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.
<b>Relies on Performance Criteria</b> Site coverage refers to the proportion of a site covered by roofed buildings. The only proposed roofed building (structure) proposed on a heritage listed place is the catenary shade system adjacent the Town Hall.  The site has a level topography (a).  The proposed buildings (structure) contribute to the attractive open spaces associated with the Town Hall (b).  The surrounding area is characterised by dense commercial development. This subject site is not consistent with the surrounding area, nor would it be contributing to the cultural heritage values of the affected places by emulating the site coverage of the surrounding area (c).  The proposed roofed building (structure) has a minimal impact on the pattern of development in the surrounding area (d). Shade structures are not dissimilar in concept to



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roofed bus stops, which exist in the surrounding area.

The site coverage is considered compatible with the historic cultural heritage significance of the local heritage places and their settings.

### 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No acceptable solution.

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.

The proposed buildings (structures) are to be of lesser height and bulk than the surrounding buildings. In this way, the proposed buildings (structures) will be complementary rather than dominant.

The cultural heritage values associated with the local heritage places largely describes the style of architecture and pattern of development demonstrated by the place. The proposed buildings (structures) have no significant bearing on these values (a).

The existing character and appearance of the place is a public square or plaza with lighting, garden beds and associated landscaping and paving to provide a shared space for passive recreation. The proposed buildings (structures) support this character and setting, simply changing the aesthetic of the space to modernise the area (b).

The surrounding area is characterised by dense commercial development providing variable bulk and height. This subject site is not consistent with the surrounding area, nor would it be contributing to the cultural heritage values of the affected places by emulating the bulk and height of the surrounding area (c).

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

As the existing landscaping and buildings (structures) complement and juxtapose the historic cultural heritage significance of adjacent places, so too will the proposed changes, which essentially are a replacement of the existing design (d).

The proposed buildings (structures) are considered to create visual interest in the streetscape (e).

The height and bulk of the proposed buildings (structures) are considered compatible with the historic cultural heritage significance of a place and its setting.

### 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.

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No acceptable solution.

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.

#### **Relies on Performance Criteria**

The siting of the proposed buildings (structures) within the site is compatible with the existing space as there are no consistent setbacks within the square (a). This is due to the nature of the space as public open space laid out in an informal way and the number of titles which merge to create the space known as Civic Square (c).

The site is level in topography (b).

The proposed buildings (structures) are not setback consistently with the surrounding area, nor would it be contributing the cultural heritage values of the affected places by emulating the setbacks of buildings with gross floor area in the surrounding area (d).

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

As the existing landscaping and structures complement and juxtapose the historic cultural heritage significance of adjacent places, so too will the proposed changes, which essentially are a replacement of the existing design (d).

The proposed buildings (structures) are considered to create visual interest in the streetscape (e).

The setbacks of the proposed buildings (structures) are considered compatible with the historic cultural heritage significance of a place and its setting.

### E13.6.7 Fences

#### Objective:

To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 New fences must be designed and constructed to match existing original fences on the site.

#### **Complies**

No new fences are proposed therefore the provision is not applicable.

### E13.6.8 Roof form and materials

#### Objective:

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

#### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No acceptable solution.

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.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

### **Relies on Performance Criteria**

The only proposed roofed building (structure) proposed on a heritage place is the catenary shade system adjacent the Town Hall. The roof of this building (structure) will be shade sails. As this building (structure) is contributing to the modern public open space rather than being a part of the Town Hall, it is not considered that the materials used should be of similar nature to the Town Hall building. The proposed material is considered compatible with the historic cultural heritage significance 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No acceptable solution.

##### **Complies**

No walls are proposed; therefore, the provision is not applicable.

#### **E13.6.10 Outbuildings and structures**

##### **Objective:**

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

##### **Consistent**

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Outbuildings and structures must:

- (a) not be located in the front setback;
- (b) not visible from any road, or public park or reserve;
- (c) have no side longer than 3m;
- (d) have a gross floor area less than 9m<sup>2</sup> and a combined total area not exceeding 20m<sup>2</sup>;
- (e) have a maximum height less than 2.4m above natural ground level;
- (f) not have a maximum change of level as a result of cut or fill of greater than 1m; and
- (g) not encroach on any service easement or be located within 1m of any underground service.

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

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the location of existing infrastructure services;
- (c) the bulk, form and size of buildings on the site;
- (d) the bulk, form and size of the outbuilding or structure;
- (e) the external materials, finishes and decoration of the outbuilding or structure; and
- (f) the visibility of the outbuilding or structure from any road, public park or reserve.

### **Relies on Performance Criteria**

All proposed buildings (structures) are expected to be visible from the road, therefore the acceptable solution cannot be met.

The proposed buildings (structures) contribute to the heritage value of the precinct by contributing to the attractively designed open spaces (a).

The proposal is not affected by any existing services (refer to Technical Services Report) (b).

The existing buildings (structures) on site within the development area are similar in bulk, form and height to the proposed buildings (structures). The shade system and shelter introduce larger buildings (structures) with roofing, however this bulk is minimised due to the lack of walls associated with the buildings (structures). All other proposed buildings (structures) are similar in height, bulk and form to the existing landscaping and existing buildings (structures) within the square (c)(d).

The external finishes of the structures will be modern in nature, which is compatible with the existing juxtaposition of the open space with the surrounding heritage places (e).

The proposed buildings (structures) will be visible from surrounding roads, as per the existing structures (f).

The proposed buildings (structures) are considered compatible with the historic cultural heritage significance of a place and its setting.

### **E13.6.11 Driveways and parking**

#### **Objective:**

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 Car parking areas for non-residential purposes must be located behind the primary buildings on the site.

### Complies

No new parking areas are proposed; therefore, the provision is not applicable.

### 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 proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No acceptable solution.

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:

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

### Relies on Performance Criteria

Vegetation in the local heritage place setting is not expressly referred to in any statement of significance for any affected place (a).

The proposal includes the removal of several garden beds and associated vegetation, as well as the removal of 31 trees due to their condition (as recommended by the arborist) (b) or to improve the functionality of the space (c).

The vegetation associated with the local heritage places affected are only important in so far as they contribute to the attractively designed open spaces (d). Where trees are to be removed, they are generally unhealthy

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

There are no gardens listed as a local heritage place (e).

The proposed modification to the vegetation is not to have an unreasonable impact on the historic cultural heritage significance of a local heritage place and its setting.

### E13.6.13 Signage

#### Objective:

To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.

#### Consistent

The proposal has been assessed as being consistent with the objective of the standard. Refer to the assessment against the specific provisions of the standard in the report below.

A1 No more than one sign, not greater than 0.2m<sup>2</sup>, identifying the use, heritage significance, and the name and occupation of the owners of the property.

P1 New signs must be compatible with the historic cultural heritage of the local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the size and location of the proposed sign;
- (c) the area and location of existing signage on the site;
- (d) the period details, windows, doors and other architectural details of the building;
- (e) any destruction, removal or concealment of heritage fabric through attaching signage; and
- (f) the streetscape.

#### Relies on Performance Criteria

Four signs are proposed on heritage places, contrary to A1, including:

- A digital display within CT 48952/1 (Launceston Town Hall).
- An urban mapped plinth within CT 203726/1 (associated with Civic Square, 69A Cameron Street).
- A pole mounted, finger directional signs each within CT 48950/1 (Launceston Town Hall) and CT 150307/2 (associated with Civic Square, 69A Cameron Street).
- A banner sign each within CT 48950/1 (Launceston Town Hall), within CT 203726/1 and CT 150307/2 (associated with Civic Square, 69A Cameron Street).

The historic heritage places exist as a combination of heritage fabric from the original buildings, and modern elements from the open space. The cultural heritage values

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associated with the local heritage place and setting relate to the architectural style and demonstration of the pattern of development in the area as well as the attractively design public open space and how the space contributes to the townscape associations regarded as important to the community's sense of place. The proposed signage within the affected heritage places will increase understanding of the location of the place relative to the surrounding area thereby increasing the sense of place. The signs are modern in design contributing to the attractively designed nature of the place (a).

The signs are located such that they contribute to the users understanding of the space and surround contributing to the sense of place (b).

Existing signage on the site is limited and to be replaced. It includes directional signs (c).

As they form part of the contemporary space adjacent to the heritage buildings, the design and material of the signs does not need to match the heritage building to be compatible with the heritage place (d).

No heritage fabric will be destroyed, removed or concealed through signage (e).

The modern design makes a positive contribution to the streetscape (f).

The proposed signs are signs considered compatible with the historic cultural heritage of the local heritage place and its setting.

\*gross floor area means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

## 4. REFERRALS

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Assets	Conditions recommended in relation to Submission and Approval of Plans, Works Within Road Reserves, Construction of Works, Construction Documentation and Completion of Works.
Environmental Health	Conditions recommended relating to



## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)**

	Contaminated Land.
Parks and Recreation	N/A
Heritage/Urban Design	<p>The proposed redevelopment of Civic Square is not considered to have any detrimental impact on the heritage significance of the heritage listed properties subject to this application, or the surrounding area.</p> <p>The scale and design of the elements proposed are considered to be appropriate to the scale, aesthetic, and integrity of the space, and the features and events they are intended to support should increase the use and improve the amenity of the Square and this area of the inner City of Launceston.</p> <p>Therefore, the application is supported in regard to heritage and urban design aspects, and the only request is that the existing fountain sculpture be protected and re-located in appropriate manner.</p>
Building and Plumbing	N/A notes apply
<b>EXTERNAL</b>	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA2017/00082LCC.
Tas Gas	TasGas does not have any concerns regards the proposal.
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A NOT YET HEARD
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)

## 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 4 February 2017 to 20 February 2017. Two 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
Loss of one accessible parking space adjacent Henty House and construction impacts on access to Henty House.	The three parking spaces adjacent Henty House must be retained.  A Construction Management Plan is required. These requirements are conditioned as part of the planning permit.
Relocation of fountain	This is not a planning constraint. The fountain is located on land not listed as a heritage place. The relocation of the fountain is therefore not part of a heritage place and not subject to the provisions of the Local Historic Cultural Heritage Code. Council has indicated its intention to re-locate the fountain to an alternative site.
Loss of a tree	Representation withdrawn.

## 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.

## SPECIAL COUNCIL MEETING AGENDA

Monday 6 March 2017

- 
- 5.1 Town Hall 18-28 St John Street, Civic Square 69A Cameron Street, Public Library 71 Cameron Street, Henty House 91-97 Charles Street, 75-77 Cameron Street, Civic Square (Macquarie House) 92 Cameron Street, and part of St John, Cameron and Charles Street Road Reserves, Launceston - Passive Recreation - public park; Community Meeting and Entertainment - community activities and events; redevelopment of Civic Square involving demolition, construction of new structures and associated works, vegetation removal and plantings, external lighting and community information signs...(Cont'd)
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### 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.

### 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. Attachment 1 - Heritage and Urban Design Report (circulated electronically)
  2. Attachment 2 - Arborist's Report (circulated electronically)
  3. Attachment 3 - Proposal Report (circulated electronically)
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### 6 MEETING CLOSURE

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