



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 16 OCTOBER 2017  
1.00pm**

# City of Launceston

COUNCIL AGENDA

Monday 16 October 2017

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

Date: 16 October 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.



**Michael Tidey**  
Acting General Manager

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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.)*

**No Declarations of Interest were identified as part of this Agenda**

**3 CONFIRMATION OF MINUTES**

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

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 2 October 2017 be confirmed as a true and correct record.

**4 DEPUTATIONS**

**No Deputations have been identified as part of this Agenda**

**5 PETITIONS**

*Local Government Act 1993 - Sections 57 and 58*

**No Petitions have been identified as part of this Agenda**

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## 6 COMMUNITY REPORTS

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

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

## 7 PUBLIC QUESTION TIME

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

### 7.1 Public Questions on Notice

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

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

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## 7.1.1 Public Questions on Notice - Mr Basil Fitch - 2 October 2107

**FILE NO:** SF6381

**GENERAL MANAGER:** Michael Tidey (Acting General Manager)

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### **QUESTIONS and RESPONSES:**

The following questions were provided in writing by Mr Basil Fitch at the Council Meeting of 2 October 2017. Mr Michael Tidey (Acting General Manager) has provided responses (*italics*).

**Question 1:**

Item 21.2 UTAS Asset Exchange - will this item be discussed in Closed Council - Yes/No?

**Response:**

*No.*

**Question 2:**

If yes, does this mean 46,000 ratepayers are disadvantaged from asking questions or making comment?

**Response:**

*No response is required to this question.*

**Question 3:**

21.2 - Could you please supply name, address of valuer used on this project?

**Response:**

*This question was asked and answered at the Council Meeting of 2 October 2017. The response provided was: The Acting General Manager, Mr Michael Tidey, responded that the firm providing the valuation was Opteon and valuations are not provided in Open Council as commercial-in-confidence information is included in those reports. Mr Tidey also added that the Open Agenda Item includes the amounts provided by the valuer for consideration, but what is provided in Closed Council is the full report and how the actual valuations are reached.*

*Opteon have an office in George Street, Launceston.*

**Question 4:**

And full report from valuer.

**Response:**

*The reports are not provided in the Open Agenda in compliance with the Local Government Act 1993 for the reasons stated in the Open Agenda (see response provided at the Council Meeting of 2 October 2017 - Question 3 above).*

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**7.1.1 Public Questions on Notice - Mr Basil Fitch - 2 October 2107 ...(Cont'd)**

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**Question 5:**

21.2 - Land to be transferred Site 2 Station Building - does this mean Station Building will be demolished?

**Response:**

*There has not been a development application lodged for the site. The University's Master Plan shows a concept design that does not include the Station Building.*

**Question 6:**

Similar for train?

**Response:**

*Assume the question is meant to refer to the tram. The University has indicated they would like to see a continued presence of the tram on the site.*

**Question 7:**

How many car parks are involved in Site 3 and Site 5?

**Response:**

*The overall parking strategy is yet to be finalised. The interim advice is that there will be more parking spaces on the precinct and at Willis Street than currently exist.*

**Question 8:**

How many car parks will be left for patrons attending museum - tramsheds - other facilities?

**Response:**

*See previous response.*

**Question 9:**

Are you aware the present car parking spaces were full on Wed, Sept 12.15pm?

**Response:**

*Council is aware the car park is full on occasions.*

**Question 10:**

If as discussed use of current parking space will be used for other purposes where will patrons park?

**Response:**

*See previous response to Question 7.*

**Question 11:**

Has Council seen or discussed 2012 traffic review?

**Response:**

*The review was considered at Council Meetings on 10 December 2012 and 25 May 2015.*

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## 7.1.1 Public Questions on Notice - Mr Basil Fitch - 2 October 2107 ...(Cont'd)

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**Question 12:**

What impact UTAS buildings will have on sewerage and stormwater flooding, etc?

**Response:**

*The premise of the question is that Council should not plan for or manage development of the City. Any infrastructure needs created by having more people in the City will be planned over the coming years. The overall economic benefit will more than offset any renewal and enhancement that maybe required in the long term.*

**Question 13:**

Traffic congestion over Charles St Tamar St bridges.

**Response:**

*Work has commenced on the Traffic Impact Assessment. This work is being undertaken in consultation with the State Government.*

**Question 14:**

Another treatment plant Ti-Tree Bend.

**Response:**

*This is not a question. Planning is underway in regard to the management and treatment of waste water across the Greater Launceston area.*

**Question 15:**

Would it not be better to have a full report on all the negatives and actual real master plan and public discussions before any further decisions are made over this very serious complex issue.

**Response:**

*The premise of this question is not correct. All parties are committed to an outcome that benefits the City and this includes how best to deal with any 'negatives' that are identified.*

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**ATTACHMENTS:**

1. Questions on Notice - Mr Basil Fitch - 2 October 2017
-

Attachment 1 - Questions on Notice - Mr Basil Fitch - 2 October 2017

LCC. COUNCIL MEETING 2ND OCTOBER 2017

- QUESTION 1, ITEM 21-2 UTAS ASSET EXCHANGE.
- 2 WILL THIS ITEM BE DISCUSSED IN CLOSED COUNCIL YES/NO
  - 2 IF YES DOES THIS MEAN 46000 RATEPAYERS ARE DISADVANTAGED FROM ASKING QUESTIONS OR MAKING COMMENT?
  - 3 21-2 COULD YOU PLEASE SUPPLY NAME ADDRESS OF VALUER USED ON THIS PROJECT
  - 4 AND FULL REPORT FROM VALUER.
  - 5 21-2 LAND TO BE TRANSFERRED SITE 2 STATION BUILDING DOES THIS MEAN STATION BUILDING WILL BE DEMOLISHED?
  - 6 SIMILAR FOR TRAIN?
  - 7 HOW MANY CAR PARKS ARE INVOLVED SITE 3 AND 5?
  - 8 HOW MANY CAR PARKS WILL BE LEFT FOR PATRONS ATTENDING MUSEUM-TRASHEDS - OTHER FACILITIES?
  - 9 ARE YOU AWARE THE PRESENT CAR PARKING SPACES WERE FULL ON WED SEPT 12.15PM?
  - 10 IF AS SUGGESTED USE OF CURRENT PARKING SPACE WILL BE USED FOR OTHER PURPOSES WHERE WILL PATRONS PARK?
  - 11 HAS COUNCIL SEEN OR DISCUSSED 2012 TRAFFIC REVIEW?
  - 12 WHAT IMPACT UTAS BUILDINGS WILL HAVE ON SEWERAGE AND STORM WATER FLOODING ETC
  - 13 TRAFFIC CONGESTION OVER CHARLES ST TAMPA ST BRIDGES
  - 14 ANOTHER TREATMENT PLANT TIL TREE REND.
  - 15 WOULD IT NOT BE BETTER TO HAVE A FULL REPORT ON ALL THE NEGATIVES AND ACTUAL REAL MASTER PLAN AND PUBLIC DISCUSSIONS BEFORE ANY FURTHER DECISIONS ARE MADE OVER THIS VERY SERIOUS COMPLEX ISSUE

Basil Fitch 2-10-2017  
 5 Waveney St  
 Launceston

**7.1.2 Public Questions on Notice - Mr Gus Green - 2 October 2017****FILE NO:** SF6381**GENERAL MANAGER:** Michael Tidey (Acting General Manager)

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**QUESTION and RESPONSE:**

The following question was asked by Mr Gus Green at the Council Meeting of 2 October 2017 and a response has been provided by Mr Shane Eberhardt (Director Infrastructure Services) (*italics*).

**Question:**

How does Council intend to deal with the issues of pedestrian safety and electric bicycles in the City?

**Response:**

*Electric assisted bicycles are considered bicycles and in Tasmania bikes are permitted on the footpath (Road Rules 2009 (250)). The Tasmanian Road Rules 2009 (250) states:*

- (2) *The rider of a bicycle riding on a footpath or shared path must -*
- (a) *keep to the left of the footpath or shared path unless it is impracticable to do so;*
  - and*
  - (b) *give way to any pedestrian on the footpath or shared path.*

*The Road Rules 2009 is regulation of the State Government.*

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## 7.1.3 Public Questions on Notice - Mr Ray Norman - 2 October 2017

FILE NO: SF6381

GENERAL MANAGER: Michael Tidey (Acting General Manager)

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### QUESTIONS and RESPONSES:

The following questions were submitted in writing by Mr Ray Norman on 2 October 2017 and responses have been provided by the Acting General Manager Michael Tidey (*italics*).

**Question 1:**

Have you as aldermen in your roles as community representatives and the **'default trustees'** tested the advice that has apparently been provided to you by the General Manager under the provisions of **Section 65** of the Local Govt Act?

**Response:**

*A trust is a particular type of legal entity. Section 19(1) of the Local Government Act 1993 (the Act) states:*

*"A council is a body corporate ..."*

*The advice by the former General Manager is due to this significant legal distinction. Mr Norman appears to not appreciate this by inferring the role of a trustee is the same as an 'elected person' under the Act.*

*Aldermen receive advice and attend training commencing with the induction process following their election on their role and provisions of the Act.*

**Question 2:**

Have you as aldermen in your **'trusteeship'** roles sought independent advice in regard to these roles given all that is at risk and at stake?

**Response:**

*Aldermen have a role as an elected person, independent advice has been made available during the training and induction processes. Further advice is provided consistent with the requirements of section 65 of the Act when specific matters are being considered.*

**Question 3:**

Have you as Aldermen in your **'trusteeship'** roles been given direct access to the advice the General Manager apparently relies upon under **SECTIONS 65 & 62** of the Local Govt. Act?

**Response:**

*A response is provided under Questions 1 and 2.*

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**7.1.3 Public Questions on Notice - Mr Ray Norman - 2 October 2017 ...(Cont'd)**

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**Question 4:**

Have you as aldermen considered cultural tourism's impact upon and the importance to the Tamar region, and Launceston specifically, and in an ongoing way, to the economic, social and cultural wellbeing of your constituencies?

**Response:**

*Yes. The General Manager presented a landmark report to Open Council on 24 April 2017 entitled Towards a Cultural Strategy for Launceston that contained numerous recommendations and set out the framework for the work that is currently being undertaken.*

**Question 5:**

If you have either individually or collectively done so, what form has it taken and how has it manifested itself in the '**policy settings**' you as aldermen have put in place and/or championed?

**Response:**

*A nationally recognised expert was engaged and presented a report to Aldermen.*

*A dedicated unit has been set up (as a result of the Council report of 24 April 2017) within the organisation to work with this expert to develop the policies and strategies. Regular reports to Aldermen will occur through this process.*

*At the same time the Council has engaged with other organisations, such as MONA, to deliver tangible outcomes.*

**Question 6:**

Indeed, how often, when and in what context have you as **aldermen and default trustees** made determinations that have been acted upon, and are there to be acted upon, in accord with Council's purpose - namely, to provide for the health, safety and welfare of the community; to represent the interests of the community; to provide for the peace, order and good government of the municipal area?

**Response:**

*The Aldermen made decisions as elected representatives at every Council meeting consistent with section 20 (referred to in the question) of the Act.*

**Question 7:**

Have you as aldermen been involved in developing the brief for the consultant/s(?) and if so to what extent and at what point?

**Response:**

*The Aldermen have been involved in setting the policy framework through ongoing discussions with the General Manager and the consideration of the Council report referred to previously. See response to Question 5.*

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## 7.1.3 Public Questions on Notice - Mr Ray Norman - 2 October 2017 ...(Cont'd)

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**Question 8:**

Has there been a '**unit**' of some kind established and if so what is its specific purpose and objectives and what personnel have been employed from within the budget?

**Response:**

*A unit has been created (as a result of the Council report referred to previously) with a senior officer appointed to work with relevant expert advice and the Council to prepare a strategy and plan to deliver cultural and economic outcomes.*

**Question 9:**

Moreover, what are the duty statements for personnel thus far engaged?

**Response:**

*The objectives of the unit have been set out in the response to Question 8.*

**Question 10:**

Have you as aldermen either provided or endorsed a project budget for this initiative?

**Response:**

*The Aldermen have supported the formation of the unit and the objectives.*

*Aldermen set the overall statutory estimates under section 82 of the Act. Aldermen have been advised that funding will be made available to support the delivery of the objectives.*

**Question 11:**

When and how is it intended that there will be community consultation given that it is Launceston's '**communities cultures**' that are the subject of any research involved and them who will be funding the process?

**Response:**

*Extensive consultation occurred as part of the initial work. Engagement with relevant parties will continue as the work progresses. Funding will be managed through the Council's budgetary processes.*

**Question 12:**

When did the process commence and when is it due to be completed?

**Response:**

*The process commenced in May 2016 with the engagement of the external expert. The process is expected to continue over an extended period with work moving from one task to the next.*

*The delivery of the cultural strategy and resulting recommendations will frame how "the process" continues.*

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**7.1.3 Public Questions on Notice - Mr Ray Norman - 2 October 2017 ...(Cont'd)**

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**Question 13:**

If any of the information relative to the questions above are confidential, why would that be?

**Response:**

*There are many reasons why information is confidential which will not be listed here as they would seem obvious*

*What can be said is:*

- (a) Information is often confidential at a point in time; ideas discussed and views developed at a subsequent stage in a process the information becomes public.*
- (b) The democratic process we operate under involves electing people to make decisions on behalf of the community. Informing and engaging with the community is an important part of this process. This process does not mean information which for sound reason is viewed as confidential should not be treated accordingly.*

**Question 14:**

Have you as aldermen initiated any kind of reporting protocols to enable you to effectively review the QVMAG as a component of the Council's operation given the value/s of, and the nature of, its collections and the significance of the QVMAG's recurrent expenditures?

**Response:**

*The separation of policy and operational roles that appropriately exist under the Act for good governance of Councils frames the reporting processes that apply to all directorates of the Council.*

*Significant policies, such as those relative to the collection, are determined by the Council. Detailed budget information is provided to Aldermen as part of the annual process. Queen Victoria Museum and Art Gallery also produces an annual report which is publically available, presented at the Council's Annual General Meeting and provided to the State Government.*

**Question 15:**

Are you as aldermen completely satisfied that QVMAG operation is fulfilling its **strategic purpose** and has be ...

**Response:**

*I understand Aldermen are satisfied regarding the basis of continual improvement and a rigorous process is now in place to fulfil its strategic purpose.*

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**7.1.3 Public Questions on Notice - Mr Ray Norman - 2 October 2017 ...(Cont'd)**

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**Question 16:**

Are you as aldermen completely satisfied that the QVMAG's metrics reflect the appropriate outcomes for such an institution in a 21st C context given the levels of public investment in it over an extended period?

**Response:**

*Improving operation performance is an objective for the Museum as it is for all Council activities.*

**Question 17:**

Are you as Aldermen completely satisfied that QVMAG operation is adequately resourced to succeed as a vital cultural institution with '**social license**' to deliver the social, cultural and '**trickle down**' fiscal dividends it has the potential to do?

**Response:**

*The Council provides a very significant financial resource from the City of Launceston ratepayers to the ongoing operation of the Queen Victoria Museum and Art Gallery. Improving on the 'value for money' aspect is an objective for the Museum as it is for all Council activities.*

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**ATTACHMENTS:**

1. Questions on Notice - Mr Ray Norman - 2 October 2017
-

**Attachment 1 - Questions on Notice - Mr Ray Norman - 2 October 2017****QUESTIONS FOR LAUNCESTON COUNCIL OCTOBER 2 2017**

The General Manager Dobrzynski has made a number of assertions and presumably relying upon the provisions of **SECTION 62** of the Local Govt. Act, namely that he has the authority **"to manage all assets and human resources of the Council and to do anything necessary or convenient to affect such purpose."** I believe that the assertions he has makes are contestable and that should be tested. I ask the question here in that context.

**Question****1.**

**Context:** The General Manager has advised me that, **"Trustees to manage the QVMAG could only occur if the Council transferred all its QVMAG assets to such trustees. Failing this occurring, all QVMAG assets fall under the authority of the General Manager."** He does not say who has provided this advice nor, apparently, does he accept that it is what it is **"advice and only advice"**. I have received alternative advice that suggests that there is a range of options open to Council to establish a **purposeful standalone entity** to govern and manage the QVMAG. That is, something Council determined that it wished to do August 2015.

**Questions:**

- Have you as aldermen in your roles as community representatives and the **'default trustees'** tested the advice that has apparently been provided to you by the General Manager under the provisions of **SECTION 65** of the Local Govt Act?
- Have you as aldermen in your **'trusteeship'** roles sought independent advice in regard to these roles given all that is at risk and at stake?
- Have you as aldermen in your **'trusteeship'** roles been given direct access to the advice the General Manager apparently relies upon under **SECTIONS 65 & 62** of the Local Govt. Act?

**Question**

**Context:** There is no longer any real doubt in Tasmania in regard to **'cultural tourism'** and the value it represents in regard to employment and income opportunities for communities across the State. The TMAG, MONA and the many **'musingplaces'** across Tasmania have demonstrated that there is almost no part of local economies that cultural tourism doesn't impact upon – **and it importance.**

**Questions:**

- Have you as aldermen considered cultural tourism's impact upon and the importance to the Tamar region, and Launceston specifically, and in an ongoing way, to the economic, social and cultural wellbeing of your constituencies?

- If you have either individually or collectively done so, what form has it taken and how has it manifested itself in the '**policy settings**' you as aldermen have put in place and/or championed?
- Indeed, how often, when and in what context have you as **aldermen and default trustees** made determinations that have been acted upon, and are there to be acted upon, in accord with Council's purpose – *namely, to provide for the health, safety and welfare of the community; to represent the interests of the community; to provide for the peace, order and good government of the municipal area?*

### Question

3.

**Context:** There is some evidence, albeit scant, that the General Manager is developing "**Cultural Strategy**" and that this is taking place in virtual isolation from the '**constituency**'. There is little doubt that such an exercise is significant, relevant and timely. Moreover Launceston and the Tamar region arguably exists within a '**cultural reality**' that is distinct in both a Tasmanian and national context.

### Questions:

- Have you as aldermen been involved in developing the brief for the consultant/s(?) and if so to what extent and at what point?
- Has there been a '**unit**' of some kind established and if so what is its specific purpose and objectives and what personnel have been employed from within what budget?
- Moreover, what are the duty statements for personnel thus far engaged?
- Have you as aldermen either provided or endorsed a project budget for this initiative?
- When and how is it intended that there will be community consultation given that it is Launceston's '**communities cultures**' that are the subject of any research involved and them who will be funding the process?
- When did the process commence and when is it due to be completed?
- If any of the information relative to the questions above are confidential, why would that be?

**Question**

4.

**Context:** There is increasing evidence that corporations, organisations, institutions, etc. are coming under closer scrutiny and especially so in regard to their governance and management. Nationally and intrastate most recently Sydney's Powerhouse Museum and the Australian Olympic Committee stand out. Likewise the **Tasmanian Museum and Art Gallery's governance and management** won the critical attention of **Tasmania's Auditor General** and this has brought about major changes in that institution's personnel, operation and performance. It is clear that past *'bureaucratic elasticities'* abided in these quasi *'public'* organisations isn't being tolerated in the ways it has been in the past.

**Questions:**

- Have you as aldermen initiated any kind reporting protocols to enable you to effectively review the QVMAG as a component of Council's operation given the value/s of, and the nature of, its collections and the significance of the QVMAG's recurrent expenditures?
- Are you as aldermen completely satisfied that QVMAG operation is fulfilling its **strategic purpose** and has be
- Are you as aldermen completely satisfied that the QVMAG's metrics reflect the appropriate outcomes for such an institution in a 21st C context given the levels of public investment in it over an extended period?
- Are you as aldermen completely satisfied that QVMAG operation is adequately resourced to succeed as vital cultural institution with *'social license'* to deliver the social, cultural and *'trickle down'* fiscal dividends it has the potential to do?

**7.2 Public Questions without Notice**

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

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

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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 8 - Planning Authority.

## **8 PLANNING AUTHORITY**

### **8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs**

**FILE NO:** DA0574/2016

**AUTHOR:** Fiona Ranson (Urban Designer and Heritage Planner)

**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:	University of Tasmania
Property:	University Accommodation 6 Barnards Way, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	24/11/2016
Validity Date:	24/11/2016
Further Information Request:	25/11/2016
Further Information Received:	21/02/2017
Deemed Approval:	16/10/2017 (Extension granted)
Representations:	Four

#### **PREVIOUS COUNCIL CONSIDERATION:**

Council - 24 November 2014 - Agenda Item 7.1 - 2 Invermay Road, Invermay - Residential - communal residence; construction of a building for student housing and associated vehicular access, parking, landscaping and associated works

#### **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 DA0574/2016 - Residential - communal residence; installation of four signs, two internally illuminated' at University Accommodation - 6 Barnards Way, Invermay, subject to the following conditions:

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## **8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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### **1. ENDORSED PLANS & DOCUMENTS**

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

- a. Location Plan (Site Plan), Morrison Breytenbach Architects, Drawing No. 1404 SN-0, UTas Inveresk Apartments, Page No. 1, 13/10/2016.
- b. Signage 1, Morrison Breytenbach Architects, Drawing No. 1404 SN-1, UTas Inveresk Apartments, Page No. 2, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition.
- c. Signage 2, Morrison Breytenbach Architects, Drawing No. 1404 SN-2, UTas Inveresk Apartments, Page No. 3, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition
- d. Signage 3, Morrison Breytenbach Architects, Drawing No. 1404 SN-3, UTas Inveresk Apartments, Page No. 4, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition
- e. Signage 4, Morrison Breytenbach Architects, Drawing No. 1404 SN-4, UTas Inveresk Apartments, Page No. 5, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition
- f. Signage 5, Morrison Breytenbach Architects, Drawing No. 1404 SN-5, UTas Inveresk Apartments, Page No. 6, 13/10/2016. **Plan to be amended** in accordance with the Amended Plans Required condition

### **2. AMENDED PLANS REQUIRED**

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager of Planning Services to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit.

The amended plans must show:

- (a) The removal of the reference to illumination of the flames on Sign 1 and Sign 3 (drawing numbers 1404 SN-1 and 1404 SN-3 to be amended).
- (b) The graphic shown as black on the plans provided for signs 1 and 3, must be reduced to a mid-grey tone.
- (c) Details of all signs proposed, including height, width, depth, location in relation to edges of building, and specified materials and (all signage drawings to be amended).

### **3. ILLUMINATION OF SIGN 1 AND SIGN 3 NOT APPROVED**

The internal illumination of the red 'flame' elements proposed as part of signs 1 and 3 is not approved as part of this permit, and this must be reflected on amended plans as described within the Amended Plans Required condition.

### **4. REDUCTION IN BOLDNESS OF SIGN 1 AND SIGN 3 REQUIRED**

The black outline elements proposed as part of signs 1 and 3 is not approved as part of this permit. This graphic shown as black on the plans provided for signs 1 and 3 must be

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**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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reduced to a mid-grey tone, to the satisfaction of the Manager of Planning Services, and this must be reflected on amended plans as described within the Amended Plans Required condition.

**5. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land.

**6. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

7.00am and 6.00pm Monday to Friday

8.00am and 5.00pm Saturday, and

No works on Sunday or Public Holidays.

**7. HERITAGE**

The Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Works Reference Number 5204, is endorsed and forms part of this permit.

**8. SIGNAGE CONTENT**

Content of the sign must not be updated or changed without separate approval of Council.

**9. SIGN MAINTENANCE**

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

**10. AMENITY - COMMERCIAL/INDUSTRIAL USE**

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

**Notes**

*A. General*

*This permit was issued based on the proposal documents submitted for DA0574/2016.*

*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 withdrawn or determined; or*

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## **8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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c. *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.*

### **B. Restrictive Covenants**

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is effected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

### **C. 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>>*

### **D. 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.*

### **E. Signs as Part of Larger Signage Scheme**

*The signs approved by this Permit are considered to be a part of the signage scheme for the UTAS campus at Inveresk and therefore may be reassessed as part of any masterplan or holistic signage scheme when future stages of development on the Inveresk site are proposed.*

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## **8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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### **REPORT:**

#### **1. THE PROPOSAL**

The University of Tasmania (UTAS) seeks approval to install signage on the site of the existing communal residence at the Inveresk site. The signage is not just for identification of the student accommodation building to which it is to be applied, but is intended to provide for 'way finding' and to assist in the '*management of campus safety*', as well as to '*establish and convey the University campus identity to the community*'.

There are five signs in total which are described as follows:

- **Sign 1:** A large scale 'lion' graphic (also known as a Griffin, in black outline, holding a torch - the UTAS logo) to the western façade of the NW wing of the accommodation building, including internal illumination of the red flame element (refer: drawing no. SN-1 for scale and location)
- **Sign 2:** High level signage to the south west end of the southern façade including "University of Tasmania" text and the UTAS logo, all internally illuminated (refer: drawing no. SN-2 for scale and location)
- **Sign 3:** A large scale 'lion' graphic to the eastern facade of the SE wing of the accommodation building, including internal illumination of the red flame element (refer: drawing no. SN-3 for scale and location)
- **Sign 4:** A large scale 'lion' graphic above the main entrance portico to the northern façade of the building (refer: drawing no. SN-4 for scale and location)
- **Sign 5:** Text signage to student letter box wall to the centre of the northern façade of the building, to the northern entrance portico (refer: drawing no. SN-5 for scale and location)

*Note: the descriptions are based on those included within the Heritage Impact Statement produced by Morrison and Breytenbach Architects.*

#### **2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is located to the south edge of the larger Inveresk site, which lies to the north-east of Launceston's city centre. The North Esk River corridor forms the southern boundary of the subject site and the larger site and the Invermay Road commercial strip lies to the west.

The Inveresk site contains the former Launceston Railway Workshops and railway station which have been redeveloped to accommodate two UTAS schools, the Queen Victoria Museum and the Tramsheds Function Centre. UTAS Stadium, a number of other sports fields and facilities and the show grounds are all located within this larger site further to the north.

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## **8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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There are not any uses in the area that may cause environmental harm, however, the site is known to be contaminated, being part of the Launceston railway operations.

### Site Description

The site is of a generally rectangular shape with an area of 3750m<sup>2</sup>, which was approved by subdivision permit DA0468/2013.

Access to the site is directly off the internal road frontage over a sealed drive.

The site is practically flat and does not lie within an identified landslip area.

The site is cleared of vegetation and is not within 100m of bushfire prone vegetation, but a row of trees has been planted directly adjacent to the property boundary, between the site and the river edge.

### Existing buildings

Currently the site is developed with the four storey building used for student accommodation, and associated car parking.

This building covers a footprint of 1700m<sup>2</sup> and there is no change proposed to this existing floor area.

There are residences on the subject site and across the river, within 120m of the site.

As the proposal is for signage to an existing building only, it will not cause any overshadowing or overlooking of the adjoining property.

### Site Services

The road is sealed and drained to Council standard.

The site is connected to reticulated sewerage, stormwater, and water supply services.

The North Esk River is located directly adjacent to the site.

## **3. PLANNING SCHEME REQUIREMENTS**

### **3.1 Zone Purpose**

#### **35.0 Particular Purpose Zone 4 - Inveresk Site**

##### 35.1.1 Zone Purpose Statements

35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.

35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.

35.1.1.3 To locate use and development appropriately within the precincts of the zone.

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**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

**Consistent**

The proposal is for signage on an existing building used for residential purposes and supporting a larger educational use within the zone. The signage is intended to identify the area as a campus for an educational institution and is therefore considered to be compatible with the purpose of the zone.

**E13.0 Local Historic Cultural Heritage Code**

E13.1 The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
- (d) ensure 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.

**Consistent**

By condition.

The application is for signage only and the subject building is not a heritage item, being completed in 2015-2016. The signs are to be located mostly to the upper levels of the building and some will be visible from the larger heritage place and other from other viewpoints along the river and across the northern side of the City. The signage is generally not considered to be detrimental to the historic cultural heritage significance of the fabric of the place, however, the illumination proposed (to the torch elements only) to the eastern and western ends of the accommodation building is not considered to be useful for wayfinding, or in the identification of the building and is not considered to be sympathetic to the historic cultural heritage significance of the place. These elements which will appear as luminous red masses in the night sky are considered to visually detract from the heritage significance of the broader setting of the heritage place as they will intrude on views including the Inveresk site and the larger river edge area of the City, which has obvious historic heritage, natural and general aesthetic values, of interest to both residents and visitors to the city. A condition is therefore recommended requiring removal of the proposed illumination of signs 1 and 3 from the application.

The bold graphic of the large Griffin or 'Lion' elements which form the majority of these signs is also considered to be excessively dominant without justification for wayfinding and therefore a condition is recommended requiring a 'toning down' of the black outline proposed for these signs.

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

It is also noted that the signage elements proposed are extremely large in scale and are only considered to be appropriate in scale when considered in the context of the broader site which is proposed to form the new campus for UTAS. Therefore, there is concern in regard to the potential for excessive signage if and when future stages are developed of the campus are developed, and alternatively, if the future development of the larger site does not go ahead, the signage proposal should be re-assessed in regard to its appropriateness of scale and content for the smaller site.

A note is therefore recommended to inform the applicant that the subject signs should form part of a holistic signage scheme for the campus when future stages of the UTAS development on the Inveresk site are proposed, and as such, they may be reassessed at this time.

**E13.6 Development Standards**

**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**

By condition.

Generally the signage proposed is considered to be compatible with the historic cultural heritage significance of the local heritage place and acceptable due to the scale and nature of the use of the site, however, the illumination proposed (to the torch elements only) and the boldness of the black graphic to the eastern and western ends of the accommodation building is not considered to be useful for wayfinding, or in the identification of the building, and is not considered to be sympathetic to the historic cultural heritage significance of the place or its setting. A condition is therefore recommended requiring removal of the proposed illumination of signs 1 and 3 from the application, and also the toning down of the black Griffin outline, reducing this to a mid-grey tone.

It is also noted that the signage elements proposed are extremely large in scale and are only considered to be appropriate in this regard when considered in the context of the broader site which is proposed to form the new campus for UTAS. Therefore, there is concern in regard to the potential for excessive signage if and when future stages of the campus are developed. Alternatively, if the future development of the larger site does not go ahead, the signage proposal should be re-assessed in regard to its appropriateness of scale and content for the smaller site. A note is therefore recommended to inform the applicant that the subject signs should form part of a holistic signage scheme for the campus when future stages of the UTAS development on the Inveresk site are proposed, and as such, they may be reassessed at this time.

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.

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

<p><b>Relies on Performance Criteria</b>                  As the proposal does not fit the acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.</p>
<p>P1 New signs must be compatible with the historic cultural heritage of the local heritage place and its setting, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the cultural heritage values of the local heritage place and setting;</li> <li>(b) the size and location of the proposed sign;</li> <li>(c) the area and location of existing signage on the site;</li> <li>(d) the period details, windows, doors and other architectural details of the building;</li> <li>(e) any destruction, removal or concealment of heritage fabric through attaching signage; and</li> <li>(f) the streetscape.</li> </ul>
<p><b>Complies</b>                  By condition.                  The proposed signs, if amended in line with the conditions recommended to be applied to any planning permit issued, may be considered to be compatible with the historic cultural heritage of the local heritage place and its setting.</p> <p>This recommendation, as discussed previously, has regard to the cultural heritage values of the local heritage place and its setting, the size and location of the proposed signs and existing signage on the site, the 'streetscape', and views into and out of the larger Inveresk site.</p> <p>As it is to be attached to a new building outside of the main complex of railway buildings remaining on the site, the proposed signage is generally not considered to be detrimental to the historic cultural heritage significance of the fabric of the place (which is clearly defined within the Launceston Railway Workshop Conservation Plan), however, there are some amendments which are considered to be necessary in order for the proposal to be considered to be appropriate in this location on this important site.</p> <p>The illumination proposed (to the torch elements only) to the eastern and western ends of the accommodation building is not considered to be useful for wayfinding, or in the identification of the building and is not considered to be sympathetic to the historic cultural heritage significance of the place. The boldness of the black graphic outline to these same signs is also not considered to be necessary for wayfinding, or for the identification of the building, and is considered to be too bold to be sympathetic to the historic cultural heritage significance of the place or its setting.</p>

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**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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The signs are to be located mostly to the upper levels of the building and in the darkness (from around 5.00pm to 7.00am in our winter) the illuminated elements will be visible from the larger heritage place, and from other viewpoints along the river and across the northern side of the City which also have heritage significance. Some of these view fields are documented within the Launceston Railway Workshops Conservation Plans, the Inveresk Master Plan 2005, and the CMP developed for the original Student Accommodation proposal as being of importance. Therefore, these illuminated elements, which will appear only as luminous red masses in the night sky, are considered to visually detract from the heritage significance of the broader setting of the heritage place as they will intrude on views including the Inveresk site and the larger river edge area of the City, all of which have obvious historic heritage, natural, and general aesthetic values, which are of interest to both residents and visitors to the City.

A condition is therefore recommended requiring removal of the proposed illumination of signs 1 and 3 from the application. The graphics for signs 1 and 3 may remain in an unilluminated form, however, a condition requiring the toning down of the black Griffin outline, reducing this to a mid-grey tone, is also recommended.

Sign 2, which is considered to be useful for identification and wayfinding purposes may remain in its proposed illuminated form, and signs 4 and 5, which are to be located to the northern side of the site are also considered to be appropriate for approval in their proposed form (non-illuminated). However, this assessment is reliant upon consideration of the following issue of scale and content in relation to the larger UTAS campus site.

The signage elements proposed are considered to be appropriate in scale when considered in the context of the broader site which is proposed to form the new campus for UTAS, however, there is concern in regard to the potential for excessive signage if and when future stages of the campus are developed.

A note is therefore recommended to inform the applicant that the subject signs should form part of a holistic signage scheme for the campus when future stages of the UTAS development on the Inveresk site are proposed, and that as such, they may be reassessed at this time.

## E16.0 Invermay/Inveresk Flood Inundation Area Code

E16.1 The purpose of this provision is to:

- (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;
  - (b) ensure that new development is sited and designed to minimise the impact of flooding; and
  - (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.
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**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

**Consistent**

As the proposal is for signage only, it is not considered to have any impact on the potential risks and hazards from flooding in the Invermay/Inveresk flood inundation area.

**E16.7 Development Standards**

**E16.7.1 Intensification of residential development**

**Objective:**

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.

**Consistent**

The residential use is existing on the site and the signage proposed will not result in any intensification of this use.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	No referral required.
Environmental Health	Conditional consent provided. Conditions recommended.
Heritage/Urban Design	No referral required. The proposal has been assessed by the Urban Design and Heritage Planner.
Building and Plumbing	No referral required.
<b>EXTERNAL</b>	
TasWater	No referral required.
State Growth	No referral required.
TasFire	No referral required.
Tas Heritage Council	The THC issued a Notice of Heritage Decision with Works Reference number 5204 on 16 March 2017, approving the works without conditions.
Crown Land	No referral required.
TasRail	No referral required.
EPA	No referral required.
Aurora	No referral required.

**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 25 February to 14 March 2017, and re-advertised from 18 March to 3 April 2017, due to an administrative error in the description of the application. Four representations were received within these periods. The issues raised



**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

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.

<b>ISSUE</b>	<b>COMMENTS</b>
1. There is objection to the size, scale and number of signs proposed.	There is one larger sign proposed for each elevation of the subject building and a smaller signage element at the entry point. It is agreed that these signs are of a large scale, but also that development on the site (old and new) is of a large scale and that there is a legitimate purpose for some signage for the campus to be visible from more distant views to assist in wayfinding. The overall proposal has been assessed against the relevant performance criteria (E13.6.13 - P1) and the assessment forms part of this report. There is no change recommended in regard to the scale or number of signs.
2. The design of the signs is considered to be bold, unsympathetic and inappropriate for the significant heritage site.	It is agreed that the larger sign elements are bold, but as stated above, it is also acknowledged that development on the site (old and new) utilises robust forms which may carry this type of signage, and that there is a legitimate purpose for some signage to be visible from outside of the site to assist in wayfinding. The overall proposal has been assessed against the relevant performance criteria (E13.6.13 - P1) and the assessment forms part of this report. In order to minimise the impacts which are not considered to be necessary for wayfinding, conditions have been recommended requiring that the red 'flame' elements which form part of Signs 1 and 3 not be illuminated, and also that the black outline of the Griffin logo be 'toned down' by half, to a mid-grey.
3. The signs are considered to have a negative aesthetic impact.	This is a subjective assessment, and any unnecessary visual impact is considered to be addressed by the conditions proposed to be applied to Signs 1 and 3.

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

ISSUE	COMMENTS
<p>4. The signage scheme is not considered to fit 'the intention of any of the heritage planning documents' and to show 'ignorance and/or lack of understanding of the original vision for heritage protection and preservation for the Precinct'. It is not considered to be consistent with the Master Plan 2005, or to be provided for by the CMP.</p>	<p>There is no provision for the appropriate management or assessment of new signage for new buildings within the original Launceston Railway Workshops Conservation Plan, or the updated version from 1999. The subject building is outside of the areas of high significance and the application of signage to the facades of this building is not considered to be controlled by this document, other than by the general statements of significance which have been considered as part of the assessment and have resulted in minor amendments to the proposal being recommended by condition. Generally the Conservation Plans describe the defining character of the site as a 'functional aesthetic'. The robust form of the subject building is considered to be compatible with this aesthetic, and the signage scheme, when amended by the conditions proposed, is considered to be an acceptable addition to this area. The application of the sign to the this building rather than on 'stand-alone' signage installations which may interfere with more significant view fields across the 'Workshops western forecourt' is also considered to be a preferable solution to signage for new development on the site. The Inveresk Master Plan 2005 deals with broad issues in regard to future development and does not include advice or controls in regard to signage. There are references to 'Views and Vistas of importance', with '3.5.1- Invermay Road Entry Vista', '3.5.2 - Victoria Bridge Approach Vista', and '3.5.3 - View From The Gas Works' being potentially relevant to this proposal, however these focus on retaining views through open spaces, not what may be applied to existing buildings. The 'Landscape and Urban Design Elements' section (4.4.4) has not been developed and therefore there are no specific requirements or guidelines included for the subject site (part of the larger Site A).</p>

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

ISSUE	COMMENTS
<p>5. The existing signage philosophy and scheme (including the yellow steel structure on the Invermay Road frontage), is believed to include 'well-considered, carefully chosen, suitable signage of appropriate scale and location' and therefore any new signage should adhere to this.</p>	<p>As the development of the site has progressed, the extension of the signage on the site is considered to be warranted. It is not considered to be feasible to include all the uses on the site on the large yellow structure at a scale which is readable, without being considered to contribute to visual clutter within view fields which include the entry to the QVMAG and the array of early structures on the site. The views from Invermay Road which remain open are considered to be more significant than the views including walls of the subject student accommodation building.</p>
<p>6. 'Small-scale, low-level, low-impact signage is all that is required'.</p>	<p>It is agreed that the signage specific to the accommodation building need only be at a low level, being able to be found after the site is identified as part of the university.</p>
<p>7. The description of the signs as murals is considered to be inappropriate when these large corporate logos and signage panels appear more like billboard sky signs.</p>	<p>The description of the signs as murals has no effect on their consideration against the requirements of the Local Historic Cultural Heritage Code (Heritage Code).</p>
<p>8. The arguments made to justify the signs are considered to be 'outrageous', and present the applicant as a 'discourteous and poor corporate citizen', showing 'disregard for the public, the local area on both sides of the river, the precinct' and 'the heritage values of the old railyard' site.</p>	<p>As stated in the submitted documents, the signage 'is intended to identify the UTAS presence in the City of Launceston', and this is considered to be an acceptable intention. The remaining issue is whether this presence is projected in an appropriate way. As discussed throughout the assessment, the proposed signage is considered to be acceptable if Signs 1 and 3 are amended as outlined previously.</p>
<p>9. The proposal is not considered to be consistent with the Tasmanian Heritage Council's Works Guidelines (Part 14.3) relating to 'the proliferation of signs' and 'illuminated signs'. The height of the sign is also considered to have same effect as a 'sky sign'.</p>	<p>The Tasmanian Heritage Council has issued a Notice of Heritage Decision approving the proposal without conditions.</p>

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

ISSUE	COMMENTS
<p>10. The heritage, historic and recreational values of the precinct are being eroded and subsumed by the UTAS presence with its bold corporate branding. The NRAS student accommodation building has taken away the broad views and the addition of unnecessary corporate billboard-style corporate signage would further destroy the aesthetic values of the area. The argument that the signs 'do not project into these view fields' is 'nonsense'.</p>	<p>The construction of the subject building was approved by Council previously and is not the subject of this application. The signs will be visible from broad views as described by the report submitted as part of the application. Sign 2 is 'intended to be seen from across the river and in the city' to support wayfinding to the site, and as stated previously, the location of the signs on the existing 'new' building on the site is considered to be appropriate. If the recommended conditions are applied to any planning permit, the heritage and aesthetic values of the larger former railway yard site will not be considered to be compromised. As stated previously the Inveresk Master Plan 2005 references to Views and Vistas of importance, however, these focus on retaining views through open spaces, not what may be applied to existing buildings, and there are controls in regard to signage.</p>
<p>11. It is stated that the subject building is not an educational building, and that its size and location is being inappropriately used as a 'backdrop to support advertising signs that otherwise could not be constructed to the dimensions proposed'.</p>	<p>It is acknowledged that the building is a residential accommodation building under the National Rental Affordability Scheme, however, it is owned by the UTAS and is to form part of the proposed enlarged campus on the Inveresk site. A note is proposed to be applied to any Planning Permit acknowledging this point and noting that this proposal may form part of a larger signage scheme for the future UTAS development on the site.</p>
<p>12. It is stated that the proposed signage (excluding sign 5) is 'prohibited by the provisions of the planning scheme' and that 'A1 limits a place to one sign'.</p>	<p>The proposal is not subject to the Signs Code, but rather the Heritage Code. There are no specified sign types within this code and nothing which can be described as prohibited. The clause referred to (E13.6.13 - A1) is an 'acceptable solution'. If the proposal complied with this acceptable solution, no formal planning approval would be required. As it did not meet A1, it was assessed against the 'performance criteria' (E13.6.13 - P1) and this assessment forms part of this report.</p>

**8.1 University Accommodation - 6 Barnards Way, Invermay: Residential - Communal Residence; Installation of Signage, Including Illuminated Signs ... (Cont'd)**

ISSUE	COMMENTS
13. The local Historic Heritage Code is considered to be 'incomplete' and 'inadequate to protect Launceston's varied collection of significant heritage places, townscape and cultural river edge environment'.	The Heritage Code within the Launceston Interim Planning Scheme 2015 is the statutory document which must be used to assess this proposal.

All representors have been contacted and there has been no request to meet to discuss the issues further.

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

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**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

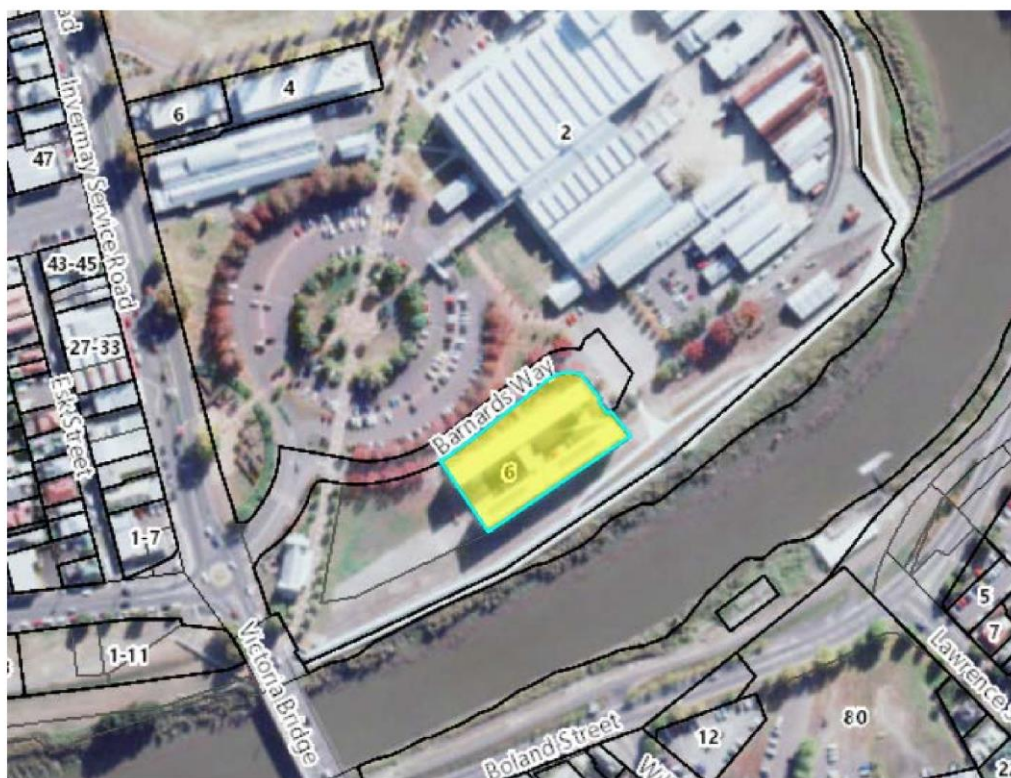
1. Locality Plan
  2. Representations
  3. Plans (distributed electronically)
  4. Notice of Heritage Decision
-

Attachment 1 - 6 Barnards Way, Invermay - Locality Map (pages = 1)

Launceston City Council  
*A Leader in Community & Government*



**LOCALITY MAP - DA0574/2016**  
**6 Barnards Way, Invermay**  
**(University Accommodation)**



**Locality Map**

Scale: This map is not to scale

**Attachment 2 - Representations**

To the Aldermen and Council Officers

Re DA 0574/2016

In this representation we, members of the L'ton Businesses, Academics & Associates, put forward several points for consideration

1. heritage, historic and recreational values of the precinct are being eroded and subsumed by the Utas presence with its bold corporate branding;
2. The claimed need for this out-of-scale, out-of-keeping directional signage is a furphy. Up to this point the precinct has operated on well-considered, carefully chosen, suitable signage of appropriate scale and location. There is no need to change this arrangement.
3. The sidelining of community concerns and the plan to erect monster signs to be seen from the city is concerning to residents and ratepayers, as they see not only the loss of heritage values, but also the destruction of the local amenity through visual pollution.

Of course the application has attempted to address lines of sight, vistas and heritage studies and previous reports. However, it has failed miserably. It tries to justify the out-of-keeping scale and style by arguing that "The two large end wall lion images identify the University through the use of graphic imagery – murals with no text - not as signs."

It is irrelevant whether the "use of painted lion outline graphics...and the use of cut-out lettering...diminish the scale of the signage by allowing the fabric of the building to be seen within/behind."

Trying to disguise the giant graphic by calling it a "mural", or arguing that a giant corporate logo is not a sign but installed as "imagery not as signs" shows total disregard for the community, the local area on both sides of the river, the precinct, as well as the heritage values of the old railyards and surrounding area. The signs are of such a colour and scale that they demean and diminish both the heritage values and the aesthetic values.

The aldermen must vote against this application.

L. Mc, Liaison Officer

LBAA (Name change pending)



[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, 3 April 2017 5:18 PM  
**To:** Contact Us; Alderman Robin McKendrick  
**Subject:** DA 0574/2016  
**Attachments:** Representation to L'tonCityCouncil DA 0574-2016.doc

[REDACTED] [REDACTED]

As a ratepayer and member of the former YPIPA I am submitting a representation to DA 0574/2016.

I am very disappointed that after all the planning and heritage work that has been done on the railyards site, and that:

-after all the work by precinct manager Robert Groenewegen over his time in the job to maintain the quality of signage and directional information in keeping with the heritage values and guidelines and

-after all the time given by former community members of YPIPA, former Chairman Robin McKendrick, and former aldermen who served on YPIPA,

we might now have to witness the possible installation of non-compliant signage that completely contradicts all that went before.

Please find attached a letter that also forms part of this communication, as, as an individual ratepayer, Invermay resident, member of local organisations in Invermay and Inveresk, I completely agree with the content of that letter.

Yours faithfully,

Jillian Koshin.

3 April 2017

Council Aldermen and Officers,  
Launceston City Council,  
St John St, Launceston 7250.

Dear Aldermen and Council Officers,

Re DA 0574/2016

The application to install signage on the student accommodation building at Inveresk shows ignorance and/or lack of understanding of the original vision for heritage protection and preservation for the Inveresk Railway Precinct.

The size, design and colours of the signage itself do not fit the intention of any of the heritage planning documents in relation to the heritage or history of the site.

The application itself points out the very large size of the signage. It states, "The large-scale mid-height lion mural" and "The signage proposed on the southern face of the building is intended to be seen from across the river and in the city, requiring a large scale for legibility."

The size and number of signs are in stark contrast to the Tasmanian Heritage Council's Works guidelines (Part 14.3) which relate to 'the proliferation of signs at a heritage place' and to illuminated signs. The height of the sign on the building is so high it has the same effect as a 'sky sign'.

The application tries to argue the need for directing people to the student accommodation building.

The application states that "Movement patterns determine way finding and identity signage requirements" (p. 9). This has always been true of the whole precinct. Until the arrival of Utas on site, signage was always kept by management to the appropriate level required to provide direction to all the facilities and to retain uniformity in keeping with the precinct heritage.

Then in regard to illuminated signs it states, "The proposed signage is intended to identify the University presence in the City of Launceston. ...and only three of the proposed five signs are illuminated...to enhance visibility and identification.

Argument that because the signs are attached to the building they 'do not project into these view fields'. This is nonsense. The signs are so big and out of keeping that they are severely visually disturbing and as such, detract from the nature and intent of the precinct.

The only acceptable sign is Sign 5 as the only acceptable comment is that this sign does not 'impact the views as it is low-level and small scale'

The 'interpretation, design response and understanding of the 'Launceston Railways workshops – conservation plan 1994, (M Person) made silly claims that are repeated

in this application. Those claims are more than silly, they are ludicrous. The claim that the accommodation building 'NRAS project enhances the historical orientation of the former Launceston Railway Station/platforms and surrounding buildings by following the same alignment and approximate location of past structures' should be dismissed.

Now that the buildings are standing, the whole of Launceston can see that in no way do they 'enhance the historical orientation' of any former structures on site. Adding signs to the buildings will further degrade the historical orientation.

The NRAS student accommodation building has taken away the broad views and the addition of unnecessary corporate billboard-style corporate signage would further destroy the aesthetic values of the area.

In summary, there are several main points to make.

1. heritage, historic and recreational values of the precinct are being eroded and subsumed by the Utas presence with its bold corporate branding;
2. The claimed need for this out-of-scale, out-of-keeping directional signage is a furphy. Up to this point the precinct has operated on well-considered, carefully chosen, suitable signage of appropriate scale and location. There is no need to change this arrangement.
3. The sidelining of community concerns and the plan to erect monster signs to be seen from the city is concerning to residents and ratepayers, as they see not only the loss of heritage values, but also the destruction of the local amenity through visual pollution.

Of course the application has attempted to address lines of sight, vistas and heritage studies and previous reports. However, it has failed miserably. It tries to justify the out-of-keeping scale and style by arguing that 'The two large end wall lion images identify the University through the use of graphic imagery – murals with no text - not as signs.'

It is irrelevant whether the "use of painted lion outline graphics...and the use of cut-out lettering...diminish the scale of the signage by allowing the fabric of the building to be seen within/behind."

Trying to disguise the giant graphic by calling it a "mural", or arguing that a giant corporate logo is not a sign but installed as "imagery not as signs" shows total disregard for the public, the local area on both sides of the river, the precinct, as well as the heritage values of the old railyards and surrounding area. The signs are of such a colour and scale that they demean and diminish both the heritage values and the aesthetic values.

Yours faithfully,

Jillian Koshin, P. Davis, LM, R.Mc, GY, BW, RB, EW, MT and others

(please note that the full names of these signatories have been withheld for confidentiality).

### Development Application Representation Letter

Development Application Number

**Address of Development**

**Details of Representer**

Title  Given Name/s   
Surname  Date of Birth   
Suburb  State  Postcode   
Phone H  B  M   
Email

**Reason for Representing**

Representer's Signature           Dianne Snowden          

Date           3 / 14          



Town Hall, St John Street, Launceston  
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000  
E [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au) [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)



## HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

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3rd April 2017

The General Manager,  
Mr Robert Dobrzynski  
Launceston City Council  
Town Hall  
St John Street  
LAUNCESTON TAS 7250

By email only to [Robert.Dobrzynski@launceston.tas.gov.au](mailto:Robert.Dobrzynski@launceston.tas.gov.au)

Copied to:  
Tasmanian Heritage Council  
Department of Primary Industries, Parks, Water and Environment  
Public Buildings  
53 St John Street  
LAUNCESTON TAS 7250

Attention : Mr Ian Boersma  
By email only to [ian.boersma@heritage.tas.gov.au](mailto:ian.boersma@heritage.tas.gov.au)

Dear Sir,

**Re : DA 0574/2016, Re-advertised - Residential - communal residence;  
installation of signage including illuminated signs.  
6 Barnards Way Inveresk.**

We refer to the Notice in The Examiner newspaper on March 3, 2017.

Having perused the documents published on Council's website, we wish to make the following representation.

The HPS(T)Inc. subscribes to the views and philosophies expressed in The Australia ICOMOS Charter for Places of Cultural Significance, ***The Burra Charter***, where the Charter *advocates a cautious approach to change : do as much to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*

- The local Historic Heritage Code remains incomplete and can only be considered as a poor draft at the present time. During the Tasmanian Planning Commission's Public Hearings into the Launceston Interim Planning Scheme, the Heritage Protection Society made submissions on the incompleteness of the Historic Heritage Code. The present code

Representation to Launceston City Council - Ref. DA 0574/2016 Inveresk.

is inadequate to protect Launceston's varied collection of significant heritage places, townscape and cultural river edge environment.

- The proposed signage is prohibited by the provisions of the planning scheme, apart from sign No 5, to which we do not object. A1 limits a place to one sign.
- Signage philosophy for this site was dealt with some years ago when the yellow steel structure was constructed on the Invermay Road frontage, and that is where the UTas signage and site identification belongs. The arguments to try and justify the proposed signs are outrageous, and show contempt for the provisions of the planning scheme and presents the promoter of the signage UTas as a discourteous and poor corporate citizen.
- The description of the signs as murals so as to avoid the provisions of the Planning Scheme is underhand, when these very large emblems and signage panels are in fact billboard sky signs.
- The proposal is inconsistent with the Master Plan 2005, and is not in any way provided for in the CMP.
- This building is a residential accommodation building under the National Rental Affordability Scheme. It is NOT an educational building, and its height and prominence on the North Esk River Frontage is being mis-used as a backdrop to support advertising signs that otherwise could not be constructed to the dimensions proposed, without the pre-existing building being extant.

In conclusion, we recommend that the current Development and Heritage Applications for signs 1, 2, 3 & 4 NOT be approved.

We look forward to your consideration and feedback on this project.

Yours faithfully,

*Lorraine Green*

Hon. Secretary  
Heritage Protection Society (Tasmania) Inc.

Attachment 4 - 6 Barnards Way, Invermay - Notice of Heritage decision (pages = 1)



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
134 Macquarie St, Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: DA0574/2016  
THC WORKS REF: #5204  
REGISTERED PLACE NO: #4400  
FILE NO: 06-28-37THC  
APPLICANT: University of Tasmania  
DATE: 16 March 2017

### NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: Launceston Railway Station Complex, 2 Invermay Road, Invermay.  
Proposed Works: New signage – University of Tasmania Student Accommodation.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the **documentation submitted with Development Application DA0574/2016, advertised on 25/02/2017.**

Please ensure the details of this notice are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Please contact Mr Chris Bonner on 1300 850 332 if you require clarification of any matters contained in this notice.

A handwritten signature in black ink, appearing to read 'Chris Bonner'.

Chris Bonner  
**A/Works Manager – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal**

**FILE NO:** DA0322/2017

**AUTHOR:** Duncan Payton (Town Planner)

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

---

**DECISION STATEMENT:**

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

**PLANNING APPLICATION INFORMATION:**

Applicant:	Metier Planning and Development
Property:	25 Quills Road, Lalla
Zoning:	Rural Resource
Receipt Date:	6/07/2017
Validity Date:	10/07/2017
Further Information Request:	19/07/2017
Further Information Received:	02/08/2017
Deemed Approval:	3/10/2017
Representations:	15

**PREVIOUS COUNCIL CONSIDERATION:**

DA0471/2014 approved the development and use of a similar shed for egg production, on a separate title of the broader property known as 25 Quills Road, some 200m north of Lalla Road and 900m south-east of the current site.

**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 DA0322/2017 Resource Development - intensive animal husbandry; construction of an outbuilding (chicken shed for egg production) and vegetation removal at 25 Quills Road, Lalla (CT224689/1), subject to the following conditions:

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## **8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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### **1. ENDORSED PLANS & DOCUMENTS**

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

- a. Planning submission by Metier Planning & Development, 25 Quills Road Resource Development (Intensive Animal Husbandry);
- b. Noise and Odour Assessment by Pitt & Sherry, Olsen's Eggs 25 Quills Road, Lalla, dated 13 June 2017 Rev.00;
- c. Cover Page by MV Consulting Pty Ltd, Proposed shed for C Olsen at No. 25 Quills Road, Lalla, 7267, Page 1 Rev. 2, dated 6/6/17;
- d. Site Plan by MV Consulting Pty Ltd, Drawing No. OLSO617-2/2, Proposed shed for C Olsen at No. 25 Quills Road, Lalla, 7267, Page 2 Rev. 2, dated 6/6/17; AMENDED PLAN REQUIRED
- e. Free Range Layers by Agrotop, 1 x Layer House (60 + 3) x 16 x 2.8, proposal No. 50416-1, dated 20 April 2017;
- f. Letter by Metier Planning & Development, dated 19 July 2017; and
- g. Letter by Metier Planning & Development, dated 27 July 2017.

### **2. AMENDED PLANS REQUIRED**

Prior to the commencement of any works or use, amended plans must be submitted to the satisfaction of the Council/Manager Planning Services to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show:

- a. Site Plan with the external silo removed; and
- b. Site Plan incorporating landscape plan.

### **3. SITE LANDSCAPING PLAN**

Prior to the commencement of works, a landscape plan must be submitted for approval by the Manager Planning Services. The plan must be prepared by a suitably qualified person, must be drawn to scale and must include the following details:

- a. Major site features such as building footprints, topography, contours and existing vegetation;
  - b. The location, number and species of trees to be planted (only native trees suitable for the area shall be used);
  - c. Any stabilisation works required as a result of tree or vegetation removal;
  - d. Screen planting at the south east corner of the development plus infill planting where appropriate; and
  - e. Protection from browsing animals.
-

## **8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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Once approved the plan will be endorsed and will form part of the permit. The landscaping must be:

- f. Installed in accordance with the endorsed plan;
- g. Completed prior to the use commencing; and
- h. Maintained as part of the development and use. It must not be removed, destroyed or lopped without the written consent of the Council.

### **4. DISPOSAL OF MANURE ON THE SITE**

- a. Manure spreading is not permitted within 25m from a waterway.
- b. Manure shall be spread at a distance greater than 25m if the slope is up to 10 degrees.
- c. Manure shall be spread a distance greater than 50m from a waterway if the slope is between 10 and 15 degrees.
- d. Manure is not permitted to be spread at a slope greater than 15 degrees.
- e. Manure shall not be spread in windy weather where wind gust exceed 18km/h.
- f. The operator must keep a register detailing the spreading of manure including: date; location; quantity spread; moisture content levels of the manure and weather conditions at time of spreading. This register must be maintained by the operator and made available to Council on request.
- g. The operator must notify Council of the intention to spread manure a minimum of 48 hours prior to spreading.

### **5. DISPOSAL OF DEAD BIRDS**

- a. (i) Dead birds must be collected daily and stored in sealed containers prior to removal off site; or  
(ii) If composted on site, composting of dead birds is to be managed in accordance with the Guidelines for the Australian Egg Industry 2008.
- b. Culled birds shall be stored in sealed containers prior to removal from site.

### **6. SOIL SAMPLING**

Where manure is applied annually (ie. two or more consecutive years) the soil must be sampled and tested annually in accordance with Table 4 of the Guidelines for the Australian Egg Industry. All soil monitoring and assessment is to be undertaken by suitably qualified/trained personnel. Within one month after the undertaking of each annual soil monitoring program, the findings of the monitoring shall be submitted to Council's Manager Environmental Services after which time the requirements for future soil monitoring will be reviewed.

### **7. CAR PARKING**

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans.

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**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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**8. LEGAL TITLE**

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

**9. NON REFLECTIVE EXTERIOR FINISH**

All external cladding and roofing of the building(s) must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council. The south east wall shall be painted green, similar to the colour of the roof.

**10. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

**11. 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.

**12 NO BURNING OF WASTE**

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

**13. NOISE- COMMERCIAL/INDUSTRIAL**

The use must not cause unreasonable noise or interference to adjoining sensitive uses. Precautions must be taken to avoid nuisance to neighbouring residential areas, particularly from roof exhaust fans and feed distribution machinery.

**Notes**

**A. Building Permit Required**

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

**B. General**

*This permit was issued based on the proposal documents submitted for DA0322/2017. You should contact Council with any other use or developments, as they may require the*

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## **8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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*separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).*

*This permit takes effect after:*

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

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

### **C. Restrictive Covenants**

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is effected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

### **D. 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>>*

### **E. 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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**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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**REPORT:**

**1. THE PROPOSAL**

It is proposed to develop and use a new chicken shed 63m x 16m x 4.4m high with a 3.5ha free range area around the eastern, southern and south western sides of the shed. To facilitate the shed construction, three mature trees will be removed. The proposed landscaping will provide an improved visual buffer principally to the south east side of the development.

The proposed shed will be clad with white insulated laminated panels, with both noise attenuation and insulation properties and a green colorbond roof.

The free range area will include a chicken wire fence.

Operationally, the proposed chicken shed will be similar to the recently developed shed at the start of Quills Road.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is a 12.38ha lot forming part of the agricultural property known as 25 Quills Road, Lalla. It is the northern most section of this property and encompasses the highest point (210m) of the property on the northern side of Lalla Road.

The site is accessed via the Council maintained gravel road, Quills Road, which ends at the farm gate.

The surrounding land is zoned Rural Resource and is predominantly used for grazing purposes. The nearest settlements are Karoola, about 1km to the south west and Lalla, a similar distance to the east. Whilst there are a number of dwellings in the broader area, the nearest is some 650m away at 46 Collins Road.

Whilst the dominant use in the area is agriculture, some of the properties within the broader area are used as tourist facilities, whilst others might be described as hobby or lifestyle farms. The character of the area is clearly agricultural, with the number of visible dwellings and farm infrastructure suggesting relatively small land holdings.

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**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

**26.0 Rural Resource Zone**

**26.1.1 Zone Purpose Statements**

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for uses that adds value to primary industries.

26.1.1.4 To provide for uses that support or service rural communities.

**Consistent**

The zone purpose clearly seeks to provide primacy for primary industries.

The proposal for the development of a 1008m<sup>2</sup> shed and 3.5ha free range area to cater for 7,200 chickens producing eggs falls within the definition of intensive animal husbandry (use of land to keep or breed farm animals, including birds) which is specifically included within the definition of resource development.

Resource development is a no permit required use class within the Rural Resource zone.

**26.3 Use Standards**

**26.3.1 Location and intensity**

Objective:

To:

- (a) protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated;
  - (b) minimise the conversion of non-prime agricultural land to a non- primary industry uses;
  - (c) ensure that non-primary industry uses are located appropriate to the zone;
  - (d) discourage non-primary industry uses that can be reasonably located on land zoned for that purpose;
  - (e) provide for uses that are co-located with a dwelling and are of similar intensity to a home-based business;
  - (f) provide for tourism uses to enhance the experience and promotion of touring routes and natural and cultural features;
  - (g) locate uses so that they do not unreasonably confine or restrain the operation of primary industry uses; and
  - (h) provide for uses that are suitable in the locality and do not create an unreasonable adverse impact on existing uses or local infrastructure.
-

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

<p><b>Consistent</b> The proposal is for a primary industry use on land that is not classed as prime agricultural land. It is some 900m from the 2015 approval for a similar facility on an adjoining title at the same property and 650m from the nearest dwelling.</p>
<p>A1 If for permitted or no permit required uses.</p>
<p><b>Complies</b> The proposal is for a no permit required use.</p>
<p>A2 If for permitted or no permit required uses.</p>
<p><b>Complies</b> The proposal is for a no permit required use.</p>

**26.4 Development Standards**

26.4.1 Building height, setback and siting

<p>Objective: To ensure that: (a) buildings minimise the impact on the visual character of the area; and (b) buildings for sensitive uses do not constrain primary industry uses.</p>
<p><b>Consistent</b> Whilst the proposed building is at the top of a rise, it is over 900m to Lalla Road and is set within existing established trees. It is usual to see agricultural buildings within the rural landscape.  The roof of the proposed building will be clad in green colorbond. The walls are proposed to be a proprietary product, with insulation capabilities, that only comes in white. A condition is proposed requiring the end wall facing Lalla Road to be painted green consistent with the roof.</p>
<p>A1 Building height must be no greater than: (a) 12m; or (b) 8m for dwellings.</p>
<p><b>Complies</b> The maximum proposed height is 4.4m.</p>
<p>A2 Buildings, other than for sensitive uses, must be setback from a frontage: (a) no less than 30m; or (b) no less than the existing building for an extension.</p>
<p><b>Complies</b> Quills Road culminates at the north eastern corner of the lot. The proposed shed is 57m from the northern boundary and 215m from the eastern boundary. It is some 240m to the gate with Quills Road.</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

**Consistent**

**E4.5 Use Standards**

E4.5.1 Existing road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

**Consistent**

The subject site is the last property on Quills Road and therefore all traffic at the access will be to or from the proposed chicken shed.

A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.

**Complies**

The applicants advise that there will be average daily vehicle movements of six through the existing access to Quills Road.

**E4.6 Development Standards**

E4.6.2 Road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

**Consistent**

The existing junction with Quills Road will be used.

A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.

**Complies**

E4.6.4 Sight distance at accesses, junctions and level crossings

Objective:

To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

**Consistent**

As the road terminates at this location, other than vehicles entering or leaving the site, only an occasional vehicle will travel to this point.



**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

<p>A1 Sight distances at:</p> <ul style="list-style-type: none"> <li>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and</li> <li>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</li> </ul>
<p><b>Relies on Performance Criteria</b></p> <p>Table E4.6.4 specifies a safe intersection sight distance of 175m for roads with a speed limit greater than 60km/h. This cannot be achieved at this access and the performance criteria must be relied upon.</p>
<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> <li>(b) the frequency of use of the road or rail network;</li> <li>(c) any alternative access;</li> <li>(d) the need for the access, junction or level crossing;</li> <li>(e) any traffic impact assessment;</li> <li>(f) any measures to improve or maintain sight distance; and</li> <li>(g) any written advice received from the road or rail authority.</li> </ul>
<p><b>Complies</b></p> <p>The existing access has adequate sight distances given that this is the end of Quills Road and all traffic must effectively stop to either open or close the gate and enter or leave the property or to turn around and travel back to Lalla Road.</p> <p>As the road terminates at this location, other than vehicles entering or leaving the site, only an occasional vehicle will travel to this point.</p>

**E6.0 Parking and Sustainable Transport Code**

<p>E6.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> <li>(a) ensure that an appropriate level of parking facilities are provided to service use and development;</li> <li>(b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;</li> <li>(c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;</li> <li>(d) ensure that parking does not adversely impact on the amenity of a locality;</li> <li>(e) ensure that parking spaces and accesses meet appropriate standards; and</li> <li>(f) provide for the implementation of parking precinct plans.</li> </ul>
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**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

**Consistent**

There are no formal parking requirements for resource development, other than for aquaculture. The proposal plans show an internal driveway and turning circle at the northern end of the proposed shed, which will provide access and informal parking.

**E6.5.1 Car parking numbers**

**Objective:**

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

**Consistent**

No specified number of parking spaces is required. There is, however, sufficient land available for the parking of vehicles as may be required.

**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

**Objective:**

To ensure that parking areas are constructed to an appropriate standard.

**Consistent**

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.

**Relies on Performance Criteria**

The proposal plan includes the construction of a straight gravel road, 6m wide, running effectively parallel and adjacent to the northern boundary. The existing topography of the land indicates that the section immediately below (to the east of) the tree line has a gradient of approximately 14%.

P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing and line marking.

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

**Complies**

The steeper gradient resulting from the existing topography of the land will not adversely impact of the all-weather useability of the access way given the compacted gravel construction proposed, combined with its low usage and expected low speeds.

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

**E7.0 Scenic Management Code**

E7.1 The purpose of this provision is to:

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
- (c) ensure that vegetation is managed for its contribution to the scenic landscape.

**Consistent**

The existence of farm buildings and infrastructure is an integral component of the rural environment and scenic landscape. The proposed shed, whilst relatively large at 1008m<sup>2</sup>, is only 4.4m high and presents a 16m wide end, painted green, to Lalla Road, over 900m away. The shed is set on a hill top and within the existing tree line. Only three trees are proposed to be removed and additional planting is proposed.

To this extent the proposed shed will be unobtrusive and as a farm building in the rural landscape, complement the visual amenity of the locality.

**E7.6 Development Standards**

**E7.6.2 Scenic management areas**

Objective:

The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.

**Consistent**

The subject site is the highest ground on the northern side of Lalla Road in the vicinity. It contains a significant coverage of mature eucalypt trees, three of which are to be removed to enable the location of the proposed shed on this relatively level site. The applicants assert that replanting of trees is proposed and a condition requiring a landscape plan will be included.

The site is within the Rural Hills Precinct which *encompasses significant skyline and vegetated corridors that form part of the rural areas around Launceston. This precinct also includes key skylines and vegetated corridors that line the northern approaches into Launceston and rural townships in the municipality.*

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

<p>Relevant management objectives of the precinct are to:</p> <ul style="list-style-type: none"> <li>• maintain and enhance the existing vegetation cover;</li> <li>• promote and enhance native forest coverage in hilltop locations and retention of cleared farmland on the lower slopes;</li> <li>• discourage development along significant skylines, ridge lines or visually prominent locations; and</li> <li>• development must be unobtrusive by its siting, design, exterior finish and landscaping.</li> </ul>
<p>A1 No acceptable solution.</p>
<p><b>Relies on Performance Criteria</b></p>
<p>P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:</p> <ul style="list-style-type: none"> <li>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;</li> <li>(b) the impact on skylines, ridgelines and prominent locations;</li> <li>(c) the nature and extent of existing development on the site;</li> <li>(d) the retention or establishment of vegetation to provide screening;</li> <li>(e) the need to clear existing vegetation;</li> <li>(f) the requirements for any hazard management;</li> <li>(g) the need for infrastructure services;</li> <li>(h) the specific requirements of the development;</li> <li>(i) the location of development to facilitate the retention of trees; and</li> <li>(j) design treatment of development, including:             <ul style="list-style-type: none"> <li>(i) the bulk and form of buildings including materials and finishes;</li> <li>(ii) any earthworks for cut or fill;</li> <li>(iii) the physical (built or natural) characteristics of the site or area;</li> <li>(iv) the nature and character of the existing development; and</li> <li>(v) the retention of trees.</li> </ul> </li> </ul>
<p><b>Complies</b></p>
<p>The proponents advise that the site has been selected based on its relatively level ground area for the shed and its location within existing trees to significantly mitigate any visual or skyline impacts.</p> <p>Notwithstanding this, and the proposed additional landscaping, the site is the highest in the vicinity on the northern side of Lalla Road. Should the existing vegetation be lost or significantly thinned, the proposed shed will be significantly visible. Similarly, there is no effective vegetative cover on the southern side of the proposed shed and it will therefore be clearly visible from Lalla Road and a number of existing dwellings. Whilst its distance from Lalla Road and other dwellings is substantial, so too is the proposed size of the building at 63m x 13m (1008m<sup>2</sup>).</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

The Management Objectives of the Rural Hills Precinct clearly seek to minimise and discourage development in such potentially prominent locations. However, objective (e) does make provision for such development if it is unobtrusive by its siting, design, exterior finish and landscaping.

To satisfy this performance criteria, it is considered necessary to include a permit condition requiring amended plans detailing landscaping - specifically tree planting - on the south eastern side of the development and a colour scheme utilising muted colours able to blend with the natural landscape and with no reflective surfaces in order to mitigate the potential visual impact of this building. The applicants advise that the wall materials are a proprietary product that comes only in white. Inevitably, over time the white walls will weather and become more muted. Consequently, it is proposed only to require the south eastern end wall to be painted green, as this will be the wall immediately visible to Lalla Road.

A2 No vegetation is to be removed.

**Relies on Performance Criteria**

The proposal includes the removal of three trees. A landscape plan will be required to ensure that appropriate replanting is undertaken.

**E9.0 Water Quality Code**

E9.1 The purpose of this provision is to:

- (a) manage adverse impacts on wetlands and watercourses.

**Consistent**

It is noted that agricultural use, other than the development of a building is exempt from the provisions of this code and is dealt with pursuant to the *Environmental Management and Pollution Control Act 1994*.

**E9.6 Development Standards**

**E9.6.1 Development in the vicinity of a watercourses and wetlands**

Objective:

To protect watercourses and wetlands from the effects of development and minimise the potential for water quality degradation.

**Consistent**

A number of representations have raised water quality issues and expressed concern that run off from the free range area and areas where the manure is spread will adversely impact on the water quality of Pipers River and the various streams in the area.

To the extent allowable, appropriate conditions are proposed to minimise the possibility of adverse impact on the water quality.

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

Notwithstanding this, pollution causing environmental harm (eg. water pollution where the source can be determined) remains a matter covered by the *Environmental Management and Pollution Control Act*. It is noted that water monitoring following the recent establishment of a similar chicken shed (on CT 164145/1) near Lalla Road, reveals that the water course above and below that operation contains high levels of pollutants and that the report provided by Asset Environmental (attachment 3) could not attribute this to a specific cause.

The current proposal (on CT 224689/1), is located on a relatively level area at the top of the hill some 900m to the north of the existing shed. With the proposed free range area to the east, south and south west, it is a substantial distance to existing waterways and any run off will be adequately filtered and dispersed.

A1 No acceptable solutions.

**Relies on Performance Criteria**

P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to:

- (a) the topography of the site;
- (b) the potential for erosion;
- (c) the potential for siltation and sedimentation;
- (d) the risk of flood;
- (e) the impact of the removal of vegetation on hydrology;
- (f) the natural values of the vegetation and the land;
- (g) the scale of the development;
- (h) the method of works, including vegetation removal, and the machinery used;
- (i) any measures to mitigate impacts;
- (j) any remediation measures proposed;
- (k) any soil and water management plan; and
- (l) the requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual.

**Complies**

Based on the Asset Environmental report dealing with the existing shed and free range area adjacent to existing watercourses, the proposed shed and free range area will not impact upon the water quality of the river or streams.

Whilst the spreading of the manure from the shed will not be on the subject site, an environmental management plan will be required to address its disposal within the broader 25 Quills Road site.

**E9.6.2 Development of watercourses and wetlands**

**Objective:**

To protect watercourses and wetlands from the effects of development and minimise water quality degradation.

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

<b>Consistent</b>
A1 A wetland must not be altered, modified, filled, drained, piped or channelled.
<b>Complies</b>
The proposal does not alter, modify, fill, drain, pipe or channel any wetland.

**E9.6.3 Discharges to watercourses and wetlands**

Objective: To manage discharges to watercourses and wetlands so as not unreasonably impact the water quality.
<b>Consistent</b>
A1 All stormwater discharge must be: (a) connected to the public stormwater system; or (b) diverted to an on-site system that contains stormwater within the site.
<b>Complies</b>
Stormwater from the shed will be collected in a water tank with overflow dispersed on site.
A2.1 No new point source pollution discharging directly into a watercourse or wetland. A2.2 For existing point source pollution discharges into a watercourse or wetland, there is no more than a 10% increase in the volume or characteristics of the discharge that existed at the effective date.
<b>Complies</b>
No direct discharge into a water course or wetland is proposed.

**E11.0 Environmental Impacts and Attenuation Code**

E11.1 The purpose of this provision is to: (a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of sensitive uses; and (b) ensure the environmental impacts of new uses are eliminated, reduced or mitigated to avoid environmental harm or environmental nuisance.
<b>Consistent</b>
The code provides a Table of Attenuation Distances which prescribes distances from sensitive uses that are sufficient to mitigate any adverse effects. For poultry, the issue is odour and the prescribed distance is 500m and this is to be measured from the boundary of the site.
Therefore, whilst the nearest dwelling to the proposed shed is over 600m away, it is less than 500m from the boundary of the site and the code applies.

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In considering the potential for environmental harm, through odour, the applicants engaged Pitt & Sherry to undertake a noise and odour assessment. Having applied a distance formula (from the NSW EPA as there is no Tasmanian equivalent) taking into account matters such as size, ventilation, terrain and wind direction, the consultants conclude that a separation distance of 239m is sufficient for the current proposal.

**E11.6 Use Standards**

E11.6.1 Attenuation distances

**Objective:**

To ensure that potentially incompatible uses are separated by a distance sufficient to mitigate any adverse effects.

**Consistent**

In considering the potential for environmental harm, through odour, the applicants engaged Pitt & Sherry to undertake a noise and odour assessment. Having applied a distance formula (from the NSW EPA as there is no Tasmanian equivalent) taking into account matters such as size, ventilation, terrain and wind direction, the consultants conclude that a separation distance of 239m is sufficient for the current proposal.

A1 No acceptable solution.

**Relies on Performance Criteria**

P1 Sensitive use or subdivision for sensitive uses within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 or a buffer area shown on the planning scheme overlay maps, must demonstrate that there will be no environmental nuisance or environmental harm, having regard to:

- (a) a site-specific study that considers:
  - (i) the degree of encroachment;
  - (ii) the location of the boundaries of the site of the sensitive use or subdivision;
  - (iii) the location of the sensitive use;
  - (iv) the location of the boundaries of the site on which the activity is located;
  - (v) the location of the area on which the activity is undertaken;
  - (vi) the nature of the activity being protected by the attenuation area or buffer area;
  - (vii) the degree of hazard or pollution that may emanate from the activity; and
  - (viii) the measures within the use to mitigate impacts of the activity on the sensitive use; and
- (b) any advice provided in writing from the owner or operator of the activity; and
- (c) any advice provided in writing by the Director of the Environment Protection Authority.

**Complies**

A site specific study was undertaken by Pitt & Sherry to address potential odour impacts on residents in the vicinity. The report concluded that a separation distance of 239m is sufficient to mitigate any adverse odour impacts from the proposed shed.

A2 Activities listed in Tables E11.1 and E11.2 must be set back the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity from:



**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

- (a) any existing sensitive use; or
- (b) a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.

**Relies on Performance Criteria**

P2 Activities listed in Tables E11.1 and E11.2 must demonstrate that there will be no environmental nuisance or environmental harm, having regard to a site-specific study that has regard to:

- (a) the degree of encroachment;
- (b) the nature of the activity being protected by the attenuation area;
- (c) the degree of hazard or pollution that may emanate from the activity;
- (d) the location of the boundaries of the site on which the activity is proposed to be undertaken;
- (e) the location of the activity with the potential to create environmental harm or nuisance;
- (f) the location of any existing sensitive uses;
- (g) the location of a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones; and
- (h) whether any land is to be irrigated by effluent.

**Complies**

A site specific study was undertaken by Pitt & Sherry to address potential odour impacts on residents in the vicinity. The report concluded that a separation distance of 239m is sufficient to mitigate any adverse odour impacts from the proposed shed. The nearest house is over 600m away.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	N/A

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

REFERRAL	COMMENTS
<b>EXTERNAL</b>	
TasWater	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**5. REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 5 August 2017 to 21 August 2017. Fifteen (15) 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.

The representations received raised multiple issues, however, many of these were about the spreading of chicken manure from the applicant's Brown Mountain facility. These concerns concentrated on the strong odours experienced in March 2017 and the potential for water pollution through runoff and it was alleged, the spreading of manure too close to watercourses.

The applicants note that a farmer is permitted to fertilize the land for agricultural purposes without the need for planning approval and that the manure generated by the proposed chicken shed will be removed from the site (ie. the specific title) for use on other land - albeit still part of the property known as 25 Quills Road.

Notwithstanding this, it is agreed that the manure spread in March was from the Brown Mountain facility rather than the new shed on 25 Quills Road. Water testing, taken above and below that new shed, in accordance with permit conditions contained in DA0471/2014, was assessed by Asset Environmental who concluded:

*Results from twelve months of surface water sampling show that current poultry farming is not impacting the stream water quality located in close proximity to the operations. The streams are not fenced off and easily accessible by cattle roaming in the paddocks surrounding the streams. It is likely that high concentrations of nutrients (total nitrogen and total phosphorus) and E.coli are indicators of other impacts not directly related to poultry operations (agricultural practices adjacent to*

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

*and further upstream of the poultry operation, cattle waste entering the stream and through runoff during rainfall events).*

A meeting of representors was conducted at the Karoola Hall on 14 September 2017, where the Manager Planning Services, Richard Jamieson and Town Planner, Duncan Payton met with nine residents, eight of whom were representors, to clarify the issues raised and the constraints on the planning scheme.

The applicants were provided with copies of all representations, less identifying details, and provided their response.

The below summary seeks to incorporate all of the above.

ISSUE	COMMENT
Increased chicken manure will be spread over farm without a management plan and leading to increased contaminants released into the environment.	The applicants advise that they will spread at a rate of 6 cubic metres per hectare. The Biosecurity Fact Sheet, released by DPIPWE January 2015, "Using poultry litter as fertiliser" advises <i>Spread the litter at the rate of 15 cubic metres per hectare or less.</i>
To approve a new shed prior to evidence of the improved operation of the last one is foolish.	There is no capacity within the planning scheme to reject a proposal based on the perceived uncertainty of the operational standards of a similar use elsewhere. It is noted that the empirical evidence available indicates that there is no definitive link between the existing shed on Quills Road and pollutant levels in the adjoining watercourses.
The approval of the first shed is seriously flawed.	This is not relevant to this application and there is no evidence that this is the case.
Have to live with the mistakes of the last approval, this one will make it worse - smells, flies and polluted water.	Most representors agree that in March 2017 there was a significant issue with odours resulting from the spreading of manure from the Brown Mountain facility. The applicants argue that the drier process from the new shed(s) will not result in such odours. This is a rural area, supporting working farms and as such smells, noise, dust and flies are to be expected.

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

ISSUE	COMMENT
	<p>If these occur to an extent that may be considered to cause an environmental nuisance or environmental harm, they are addressed through the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA). There is no evidence of polluted water resulting from the operation of the recently developed shed.</p>
<p>When people complain nothing is done - council does not care about the community.</p>	<p>Council takes all complaints seriously. Since the construction of the recent shed, Council Officers have responded to numerous complaints in regard to water pollution, smell of spread manure (from Brown Mountain facility) and other odour issues. Over the course of following up various complaints, Officers from Council, State officers representing the EPA and DPIPWE and Australian Government officers representing the EPBC Act have all visited the area and undertaken investigations and have not found cause to take action against the operator.</p>
<p>Water tests taken by residents in conjunction with NRM North show gross pollution of the stream below the existing shed. Why are they ignored?</p>	<p>As above, complaints are taken seriously. Test results provided by others are considered on their merits.</p>
<p>The planning scheme exempts agriculture from water pollution and is probably unlawful due to violating EMPCA and the Tasmanian Water Quality Management Code.</p>	<p>The scheme does not exempt agriculture from water pollution. Water pollution is a matter controlled and regulated by the EMPCA. Agricultural use and development, if not for new buildings, is exempt from the provisions of the Water Quality Code in the scheme. When a scheme is introduced, it is required to have regard to State codes. As such, the scheme, including this agricultural exemption, is deemed to comply with the State Code for Water Quality Management.</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

ISSUE	COMMENT
<p>The last spreading event in February/March 2017 left an extreme stench of chicken manure and was spread with plough lines no more than 5m from the creek and boundary fences. Also resulted in dust clouds over houses in the area. Improved land management practices by the operator are required</p>	<p>Whilst the spreading event of last March is not strictly relevant to this application, it is noted that, that event was the spreading of manure from the Brown Mountain facility and that the proposed and the recently constructed sheds operate a dry process planned to result in significantly lower odours. The proponent is attempting to introduce improved land management practices.</p>
<p>Spreading of manure - The Environmental Guidelines for the Australian Egg Industry 2008 (EGAEI) recommend a 25m buffer distance from watercourses.</p>	<p>Noted. A condition requiring a separation of 25m (50m for steeper land) is proposed.</p>
<p>Egg Industry Guidelines should not be used. The Tasmanian Biosolids Reuse Guidelines 1999 should be used and the manure should be disposed of at a waste depot of a land disposal site.</p>	<p>The Tasmanian Biosolids Reuse Guidelines 1999 state that they are for the <i>safe and practical beneficial use of biosolids arising from the treatment of municipal wastewater in Tasmania (p.1)</i></p>
<p>Spreading of the manure will generate weeds - what guarantee is there that the operator will eradicate them.</p>	<p>The operator is running a farm and it is in his interest to manage weeds. However, with the exception of some declared weeds, there is no requirement for a farmer to eradicate weeds.</p>
<p>Odour from the first shed is detectable by nearby residents. Compliance with NSW standards is not satisfactory</p>	<p>The Pitt &amp; Sherry report details the standards and the capacity to quantify. During site visits for this application, odour from the existing shed was only intermittently detectable from the edge of the site and then only as a general farm smell.</p>
<p>The application does not clarify the management of the disposal pit for dead birds and broken eggs. Rather it focuses on a future practice of composting.</p>	<p>Whilst an off-site activity and not part of this application, past practice has been to dispose of dead birds and other waste into a pit. The applicant has indicated that this has changed to composting. It is proposed to include a condition that requires compliance with the EGAEI composting guidelines.</p>
<p>Residents in the surrounding area have parts of carcasses dropped in their yards by predators.</p>	<p>Whilst allegedly part of an off-site activity not part of this application, this should be resolved by the proposed composting.</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

ISSUE	COMMENT
<p>Dead birds are thrown into a pit - they are required by law to be frozen and then taken to be rendered.</p>	<p>Council EHO's are not aware of any such law. A condition is proposed that requires dead birds to be placed in sealed containers before being removed from site for disposal.</p>
<p>There are a number of tourist uses in the area that will be impacted by this intensive farming through odour and impact on the scenic beauty.</p>	<p>The existence of farm buildings and infrastructure is an integral part of the scenic beauty of the rural landscape, particularly in these areas of rolling hills and generally smaller land holdings. Issues of odour are sometimes a natural function of rural activities and to the extent that they may become an environmental nuisance, remedies exist within the EMPCA.</p>
<p>Traffic increase on Quills Road, given to be six daily vehicle movements, may be as much as 40 per cent due to the limited number of properties facing the road. A traffic and engineering study should be undertaken to determine the suitability of the road for this extra traffic.</p>	<p>Council's Infrastructure Services officers are satisfied that Quills Road has the capacity to deal with the expected additional six movements per day.</p>
<p>The site is within the Scenic management Area, Rural Hills Precinct and is not compatible with the management objectives - specifically: there is no developed landscape plan; located on the hill top it is visually prominent from several roads in the area; not consistent with the existing settlement character of small hobby farms; the recent shed is visually obtrusive and this will be similar.</p>	<p>The proposal indicates that three trees will be removed and advises that further landscaping will be undertaken. A condition will be imposed to require the provision of a suitable landscape plan prior to the commencement of any works. The recently constructed shed is close to the road and not surrounded by existing standing vegetation. The proposed shed will be over 900m from the road, have a green roof and south eastern end, is surrounded by standing vegetation and further planting is proposed.</p>
<p>Steep slopes surrounding the site means that unrestricted organic material such as chicken manure will be directed towards the creeks</p>	<p>The majority of the manure is collected within the shed. Manure from the free range area, not absorbed by the ground, will have to flow over a significant distance of grassed paddock. Water testing from the previous shed has shown this is unlikely to have an adverse impact.</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

ISSUE	COMMENT
<p><i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC). There are a number of endangered and vulnerable species within the broader area. Two crustaceans and one amphibian are at moderate risk from pollution of water by manure.</p>	<p>EPBC officers have visited the property previously and have not found the need to take action. Water testing of the recent shed, which is adjacent to the water courses, has not linked water pollution to the operation of the shed.</p>
<p>The construction of a large shed in highly reflective zincalume detracts significantly from the visual beauty of the area.</p>	<p>The proposed shed will not be constructed in zincalume.</p>
<p>Too many rivulets and creeks in the area where the shed will be built. Stormwater will run into the rivers.</p>	<p>Stormwater from the proposed shed will be filtered through a significantly greater length of grassland than that from the existing shed which is not currently polluting the watercourse in a measurable way.</p>
<p>Not enough area around the shed for the number of hens.</p>	<p>The proposal is for up to 7,200 hens with a free range area of 3.ha. There is no consistent regulated area per hen, rather there is a range of industry and retailer standards. The applicant advises that sufficient area is provided to meet the standards they aspire to.</p>
<p>The area where the shed is proposed is a slip zone.</p>	<p>The site of the proposed shed is not within a mapped landslip risk area. There is, however, a small area, mapped as low risk, on the steep land immediately west of the proposed site.</p>
<p>Location of the shed means that the cost of providing services will be high and the proponent will want to build more sheds in the vicinity.</p>	<p>This is not relevant as the application is for one shed only. The applicant has not indicated an intention to pursue further buildings.</p>
<p>According to the plans the development includes an 8.5m feed silo that will protrude above the skyline in a scenic area but the Pitt &amp; Sherry submission states the grain silo and cross augers will be inside the shed.</p>	<p>A revised site plan will be required with the external silo deleted.</p>

**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

ISSUE	COMMENT
The submission fails to address the need to meet EMPCA	The proposal and its assessment relates to the <i>Land Use Planning and Approvals Act 1993</i> and is not expected to address compliance with other legislation. Compliance with the EMPCA is a matter for that Act and cannot be applied or waived in this process.

**6. CONCLUSION**

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

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.



**8.2 25 Quills Road, Lalla - Resource Development - Intensive Animal Husbandry; Construction of an Outbuilding (Chicken Shed for Egg Production) and Vegetation Removal ...(Cont'd)**

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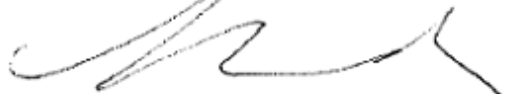
**BUDGET & FINANCIAL ASPECTS:**

Not relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. 25 Quills Road, Lalla - Locality Map (electronically circulated)
  2. 25 Quills Road, Lalla - Plans (electronically circulated)
  3. 25 Quills Road, Lalla - Representations (electronically circulated)
-

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

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**Tuesday 3 October 2017**

Mayor departed for Ikeda Japan for a Sister City visit with fellow Aldermen McKendrick, Sands and Wood, Elizabeth Clark and Zara Dawtrey.

Deputy Mayor Alderman Rob Soward appointed as Acting Mayor until Sunday 15 October 2017

**Saturday 7 October 2017**

- Attended the Community Housing Ltd Scholarship Awards at UTAS Stadium
- Officiated at the Festival of Dance Closing Ceremony at the Princess Theatre

**Tuesday 10 October 2017**

- Officiated at the Launceston Competitions AGM in Stewart Street East Launceston

**Wednesday 11 October 2017**

- Attended the Launceston Chamber of Commerce AGM in Paterson Street Launceston

**Thursday 12 October 2017**

- Attended the Official Party for the 2017 Royal Launceston Show People's Day
- Attended the 2017 Royal Launceston Show Cocktail Party at UTAS Stadium

**Friday 13 October 2017**

- Attended the 80 year celebration of GHD at the Penny Royal Wine Bar
-

## 10 ALDERMEN'S REPORTS

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

## 11 QUESTIONS BY ALDERMEN

### 11.1 Questions on Notice

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

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

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

### 11.2 Questions without Notice

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

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

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**12 COMMITTEE REPORTS****12.1 Northern Youth Coordinating Committee Meeting - 7 September 2017****FILE NO:** SF0136**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Northern Youth Coordinating Committee's regular Meeting held on 7 September 2017.

**RECOMMENDATION:**

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 7 September 2017.

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**REPORT:**

The Northern Youth Coordinating Committee (NYCC) met on Thursday, 7 September 2017 and the following business was conducted:

- A presentation by Ring Majok youth group member from Migrant Resource Centre North Inc. to speak about his experience at the Australian Youth Climate Coalition Power shift Conference for which the committee provided sponsorship for.
- Youth Network of Tasmania (YNOT) peak body for the non-Government youth sector and young people in Tasmania, introduced their 2017-2020 strategic plan which focuses on four strategic areas; young people, the youth sector and community, government and YNOT.
- Update from State-wide Youth Collaborative Group on the new Alcohol and Other Drug Referral Guide for Young People, developed by Committee.
- Headspace Launceston presented on Mental Health Week Expo occurring in the Albert Hall on 11 October 2017.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

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**12.1 Northern Youth Coordinating Committee Meeting - 7 September 2017  
...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Consideration contained in the report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 4 - A diverse and welcoming City of Launceston  
Ten-year goal - To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities  
Key Direction -  
4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community

Greater Launceston Plan Direction:

To develop a socially inclusive Launceston where people feel valued, their differences are respected, and their basic needs are met so they can live with dignity.

Youth Engagement Framework 2016-2019

**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**

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## 13 COUNCIL WORKSHOPS

Council Workshops have not been conducted since the last Council Meeting held on 2 October 2017.

## 14 NOTICES OF MOTION

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

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

## 15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

**No Items have been identified as part of this Agenda**

## 16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

**No Items have been identified as part of this Agenda**

## 17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

**No Items have been identified as part of this Agenda**

## 18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

**No Items have been identified as part of this Agenda**

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**19 MAJOR PROJECTS DIRECTORATE ITEMS****19.1 Brisbane Street Mall Design****FILE NO:** SF0594**AUTHOR:** Damien Fitzgerald (Project Manager - Design and Investigation)**DIRECTOR:** Dale Sinfield (Director Major Projects)

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**DECISION STATEMENT:**

To consider endorsement of the design for the Brisbane Street Mall and to seek approval to proceed to detailed design and tender.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 14 December 2015 - Agenda Item 15.1 Launceston City Heart Masterplan Stage 1 (Public Realm - Major Public Spaces)

Workshop - 25 September 2017 - Brisbane Street Mall - Presentation of Consultation Summary and Revised concept design

**RECOMMENDATION:**

That Council endorses the design as per Attachment 1 for the Brisbane Street Mall as part of the Launceston City Heart Project (ECM Document Number 4184617).

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**REPORT:****Background**

The Launceston City Heart (LCH) Project is a priority project within the City of Launceston's Greater Launceston Plan. The LCH Project aims to revitalise the inner city area of Launceston as the primary service and retail centre for the greater Launceston and Northern Tasmania region whilst promoting appropriate, planned and desirable commercial and council development opportunities in the area. The LCH Project has ten key precinct areas and over 60 sub-projects within its scope.

In December 2015, Council endorsed the LCH Masterplan Stage 1 - Major Project Spaces. The Masterplan report included concept designs for the Quadrant Mall, Civic Square, Brisbane Street Mall and the Wayfinding Strategy.

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## **19.1 Brisbane Street Mall Design ...(Cont'd)**

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In 2016, the Quadrant Mall was successfully completed and fully funded by Council. In addition, five key capital projects sought funding for LCH Stage 1 - Phase 2 Capital Program. The submission including the following projects:

- Project 1 - Civic Square Redevelopment;
- Project 2 - LCH Wayfinding (Pedestrian and Bicycle Signage Treatments);
- Project 3 - Brisbane Street Mall Redevelopment;
- Project 4 - Public Transport Improvements (Redevelopment of St John Street);  
and
- Project 5 - LCH Live (Wi-Fi and Fibre Infrastructure).

### **The Project - Brisbane Street Mall**

The Brisbane Street Mall was one of the areas that the community identified as most needing improvement as part of the LCH engagement project process in 2014. This was because the site is the most used premiere retail precinct within the city. In addition, the Mall is one of the main pedestrian thoroughfares, in close proximity to the bus interchange and a key central destination; with popular retail offering and connectivity to other areas of the CBD.

### **Site Engagement Feedback (Summary of Key Elements) - 2014**

Key Issues identified in the Brisbane St Mall were:

- Out-dated seating and treatments of the public amenity (including poles, streetlights, shelter) and a cluttered appearance
- The lack of weather-protected areas across and within the Mall - for wind, cold and rain - with wind being the most often identified issue
- Little to welcome or attract people at night. Increased passive surveillance, safety and a lively atmosphere was lacking
- Refresh the look of the mall, update elements and materials and reduce physical and visual clutter
- Removal of the pillow play area and the old shelter.

In 2015, a concept design was completed as per the comments received from the initial engagement process. In parallel, separate design work for the 'Play' element of the Brisbane Street Mall was completed. Extensive consultation was also undertaken during this period for the play concept. The Thylacine Interactive Play theme was the preferred concept, as it also provided a public art element throughout the space.

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## **19.1 Brisbane Street Mall Design ...(Cont'd)**

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In 2016, preliminary design for the Mall was completed. This allowed Council to seek and receive funding from the National Stronger Regions Round 3 (NSRF) Programme and the Community Development Grant (CDG). That funding, and this project, now forms part of the City Deal program.

Over July and August 2017, an eight week community consultation for the Masterplan design was completed. During this period, a number of comments were provided from businesses, key stakeholders and the community. The vast majority of comments were positive and worthy suggestions which have been discussed during a number of in-house Stakeholder Workshops and are now incorporated into the revised design.

The following is a summary of the key design elements that resulted from the consultation:

- Improved sight lines and crossing points;
- Improved passive surveillance, across and along the site
- New central Events and Activities spaces - flexible and functional
- Public Art and Interactive Play throughout the space
- New shelters - two larger multi-functional shelters
- Reduced seating/platforms number and revised locations
- Seating design options revised - locations, quantities and form
- Street furniture placement review versus shop front entry
- Tree locations revised as per trader comments. Established trees will be managed such that they provide a larger tree canopy
- Removal of garden bed features - inappropriate use by public and maintenance concerns.

As a result, the following outputs will be achieved:

- A flexible space that can be used throughout the year, including after 5.00pm
  - A clean and uncluttered premiere shopping environment
  - Pedestrian covered crossing points joining both sides of the Mall. These will also provide additional shelter for events and activities
  - Improved security, visibility and passive surveillance throughout the space and unrestricted views to shop fronts
  - Public Art provision throughout the site, including interactive play
  - High quality street furniture and pavement to meet international urban design contemporary standards
  - Opportunity to evolve, in regards to use and function.
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## **19.1 Brisbane Street Mall Design ...(Cont'd)**

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An SPPC Workshop was held on the revised design on 25 September 2017. Following this presentation, further consultation with the immediate traders, Cityprom and the Chamber of Commerce was completed. The revised design and its layout were generally well received.

The design will significantly improve Launceston's CBD's premiere retail space. The following key elements will be provided as part of the design:

- Upgraded paved surfaces and interpretation paver inlays
- Renewed landscaping - increased number of mature trees
- New multifunctional shelters -crossing points and activities/events spaces
- New seating and street furniture (bins, bike racks, drinking fountains, tree surrounds and anti-terrorism treatments to entries and throughout the space)
- New lighting Multipoles - these will incorporate GPOs, banners, CCTV and USB charging
- New Wayfinding and information display
- Meandering emergency vehicle access (EVA). This is to address and respond to anti-terrorism treatments and to remove the existing corridor appearance and feel of the space
- Public Art and Play provision - Thylacine themed public art interactive play and a central location for an iconic commissioned art piece at a later date
- New large events and two secondary event spaces.

Attachment 1 outlines the revised design layout and public art locations and illustrates two representative, architectural montages of the design.

The next step in the process is to complete detailed design before proceeding to tender for the works. The detailed design process has commenced and is due for completion in December 2017.

The programmed period for Tender Advertisement and Award is December 2017 to March 2018. Anticipated construction will commence in March 2018 and finish early November 2018.

### **ECONOMIC IMPACT:**

The redevelopment of the Brisbane Street Mall will provide a significant economic stimulus to the local economy. It will also demonstrate Council's commitment to deliver its objectives laid out in the

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**19.1 Brisbane Street Mall Design ...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

The project significantly improves the amenity of the Brisbane Street Mall and contributes to the ongoing enhancement of the built environment within the City.

**SOCIAL IMPACT:**

Economic activity has positive social impacts through the confidence it creates for residents and the experience of visitors.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 6 - A city building its future

Ten-year goal - To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

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

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

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:**

Current estimates of the tender price are well within the available budget for the project services.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Dale Sinfield Director Major Projects**

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**19.1 Brisbane Street Mall Design ...(Cont'd)**

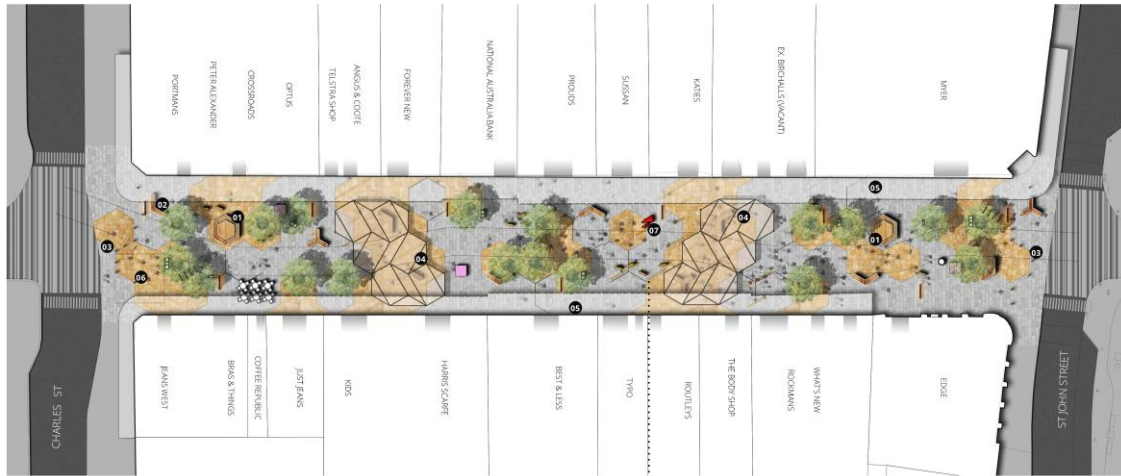
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**ATTACHMENTS:**

1. Brisbane Street Mall including Proposed Design Plan, Public Art Opportunities and Artist Illustrations
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### Attachment 1 - Brisbane Street Mall include Proposed Design Plan, Public Art Opportunities and Artist Illustrations

#### Masterplan

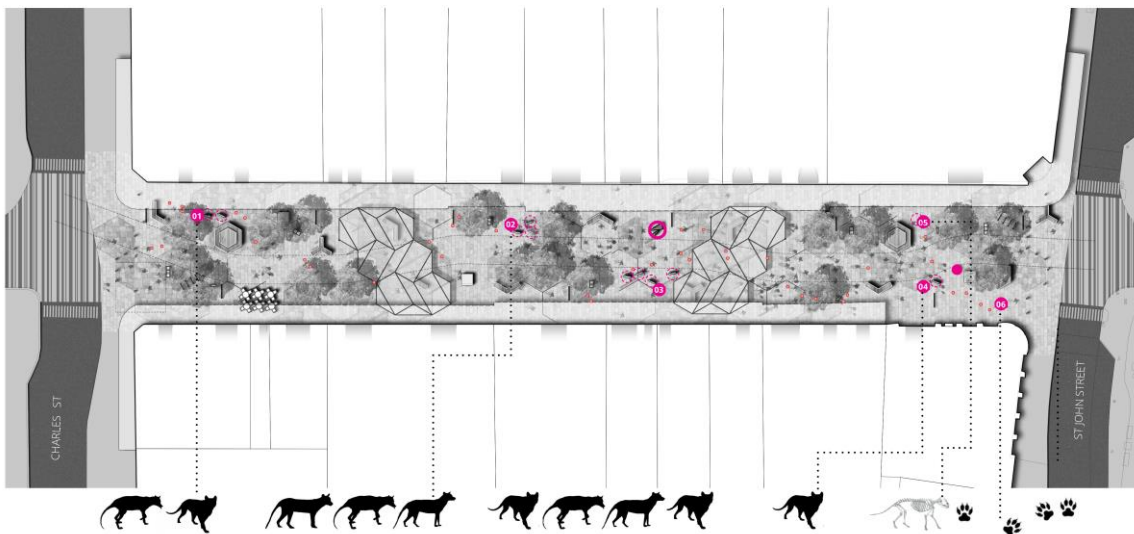


#### Legend

- 01 Feature platform
- 02 Bespoke seating
- 03 EVA access
- 04 Shade structure
- 05 Awning
- 06 Christmas tree/Display area
- 07 Public Art
- Lighting
- Existing phone box
- Bike Racks
- Bins
- Bollards
- Drinking Fountain

Scale 400 @ A3

#### Public Art Opportunities



#### Overall Philosophy

From Charles Street to St John Street the Tasmanian Tiger travels. Starting with a single adult trailing behind a family group towards the centre of the Mall, the sculptures meander across the mall, decreasing in number as they go. Finally, all that remains at St John Street and Charles Street are footprints in the ground and memories.

#### Legend

- 01 2 Adults
- 02 Family of tigers (1 Adults & 2 pups)
- 03 Smaller family unit (1 Adult & 3 pups)
- 04 Single grown pup
- 05 Skeleton set in ground
- 06 Footprints in time

- 01 Tasmanian tiger sculpture locations
- 02 Tasmanian tiger footprint in ground
- 03 Existing Art Location
- 04 Potential Future Public Art Location

Scale 400 @ A3



Artist Illustration



Artist Illustration



**20 CORPORATE SERVICES DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

**21 GENERAL MANAGER'S DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

**22 URGENT BUSINESS**

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

**23 CLOSED COUNCIL**

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

**No Closed Items have been identified as part of this Agenda**

**24 MEETING CLOSURE**

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