



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 10 JULY 2017
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 10 July 2017

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

Date: 10 July 2017

Time: 1.00pm

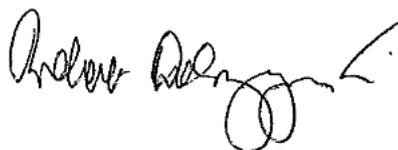
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

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

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 26 June 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

5.1 Petition: Public Toilet Block at 119 Hobart Road, Kings Meadows

FILE NO: SF0097/SF0770

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Mr Alan Harris regarding construction of public toilets at 119 Hobart Road, Kings Meadows.

RECOMMENDATION:

Pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the construction of public toilets at 119 Hobart Road, Kings Meadows submitted by Mr Alan Harris.

REPORT:

A petition, with 1,186 signatures, submitted by Mr Alan Harris, has been received by the Council (extract of the petition included as Attachment 1). This petition complies with section 57(2) of the *Local Government Act 1993 (Tas)* (the Act). The petition states:

We, the undersigned Launceston residents call on the Launceston City Council build a new 24 hour accessible public toilets in the Kings Meadows shopping strip on the Council owned land and car park at 119 Hobart Road, Kings Meadows.

This petition has been forwarded to Mr Shane Eberhardt (Director Infrastructure Services) for action and as required under section 60(2)(b) of the Act. A report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Manager Corporate Strategy will give reasonable notice to Mr Harris of when the Council is to consider this petition.

ECONOMIC IMPACT:

Not considered relevant to this report.

5.1 Petition: Public Toilet Block at 119 Hobart Road, Kings Meadows ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders
Key Direction -
5. To strategically manage our assets, facilities and services

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Extract of Petition Submitted by Mr Alan Harris
-

Attachment 1 - Extract of Petition Submitted by Mr Alan Harris

Southern Launceston Community Development Committee

13 Heathfield St
Norwood TAS 7250.

21/06/2017:

Mr Robert Dobrzynski
General Manager
Launceston City Council
PO Box 396
Launceston TAS 7250.

Dear Robert,

On behalf of the members of the Southern Launceston Community Development Committee, I have attached a large number of petitions that have been collected during just 3 weeks in March 2017 from Launceston City Council residents and shoppers in the Kings Meadows area in support of the Launceston City Council building a new 24 hour accessible public toilet block on council owned land at 119 Hobart Road in Kings Meadows.

We acknowledge and appreciate that the Launceston City Council have now submitted a State Government application for funding to assist with the costs associated with this project, but felt that we should share with you the level of community support that this project has.

If you have any questions or updates on the funding application, please feel free to contact me on [redacted] or via e-mail at [redacted]

Kind regards,

Alan Harris
Chairman
Southern Launceston Community committee.

FILE No.	29086 / SF07.70		
EO	OD	Box	
RCVD 23 JUN 2017 LCC			
Doc No.	14099884		
Action Officer	Noted	Replied	
J DAVIS			

Southern Launceston Community Development

Petition 24 hour Public Toilet for Kings Meadows



We, the undersigned Launceston residents call on the Launceston City Council build a new 24 hour accessible public toilets in the Kings Meadows shopping strip on the Council owned land and car park at 119 Hobart Road, Kings Meadows in 2017.

Name	Address	Suburb	Phone
A Kelly	Collins St Evandale	Evandale	
J. Bury	Norfolk St Launceston	PERTH	
B. Jones	Norwood Avenue	Norwood	
V. Westwood	Gaulburn street	St Leonards	
J. WHITELAN	VERONICA CRES	NORWOOD	
A. Ryan	Nichols street Kings Meadows	Kings Meadows	
R. Brazendale	Nichols St Kings	Kings meadows	
B. Johnson	Kings meadows	Kings meadows	
J. James	Casino Rise Prospect Vale	Prospect Vale	
D. Amerikanos	Kings Meadows	Hobart Road	
P. Hendley	Norwood	Hobart, Norwood	
R. Bruce	Youngtown.	Youngtown	
D. Boothwright	Sheffield - Cloude Rd.	Sheffield	
G. JAMES	UNIT 52/12 CASINO RISE PROSPECT VALE	J.M. James	
M. Young	Belgrave Parade.	Youngtown	
R. Light	Colinst	Evandale	
R. Fleming	Langford.	Langford	
B. Armstrong	Kings meadows	Kings meadows	
D. GOODGE	Nunamara	Nunamara	
Arenace Dick	Mowbray	Mowbray	
B. McDonagh	Exeter	Exeter	
C. CORRY	EAST LTON RUPERT ST	E LTON	
S. POTTAL	9 Elmost ST	KING MEADOWS	
C. Lloyd	King St	PERTH	
N. GUNROY	PROSPECT	PROSPECT	
CHILKIN	26 NORWOOD ST EVANDALE	EDMONTON	
E. WICKHAM	4 ULTIMA ST	NORWOOD	
H. CARROLL	165 ABBOTT ST. Newstead	NEWSTEAD	

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.)

No Public Questions on Notice have been identified as part of this Agenda

7.2 Public Questions without Notice

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

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

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

8 PLANNING AUTHORITY

8.1 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)

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:	2/04/2017 (Extension of Time granted to 24/07/2017)
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

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

RECOMMENDATION:

That, in accordance with section 51 and section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0574/2016 - Residential - communal residence; installation of four signs, two internally illuminated' at University Accommodation - 6 Barnards Way, Invermay, subject to the following conditions:

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).
-

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

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 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.

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

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*
- 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>>

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.

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

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.

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

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

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 Railyard Workshops and railway station which have been redeveloped to accommodate two campuses of the UTAS, an annexe of the Launceston 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.

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 3750m², 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 1700m² 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.

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

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.

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.

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

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.

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.

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

<p>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 are developed 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.</p>
<p>A1 No more than one sign, not greater than 0.2m², identifying the use, heritage significance, and the name and occupation of the owners of the property.</p>
<p>Relies on Performance Criteria 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"> (a) the cultural heritage values of the local heritage place and setting; (b) the size and location of the proposed sign; (c) the area and location of existing signage on the site; (d) the period details, windows, doors and other architectural details of the building; (e) any destruction, removal or concealment of heritage fabric through attaching signage; and (f) the streetscape.
<p>Complies 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. 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. As it is to be attached to a new building outside of the main complex of railway building 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 Plans), 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>

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

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.

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.

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

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.

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
INTERNAL	
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.
EXTERNAL	
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.

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

REFERRAL	COMMENTS
EXTERNAL	
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 are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised, it should be read in conjunction with the representations received which are attached to this report.

ISSUE	COMMENTS
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

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

	<p>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.</p>
<p>3. The signs are considered to have a negative aesthetic impact.</p>	<p>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.</p>
<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</p>

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

	<p>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>
<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>This is a valid point, however, 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>

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

<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>
<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</p>	<p>These statements are not correct. 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</p>

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

<p>'A1 limits a place to one sign'.</p>	<p>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>
<p>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'.</p>	<p>This may be the case, however, the Heritage Code within the Launceston Interim Planning Scheme 2015 is the statutory document which must be used to assess this proposal.</p>

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.

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

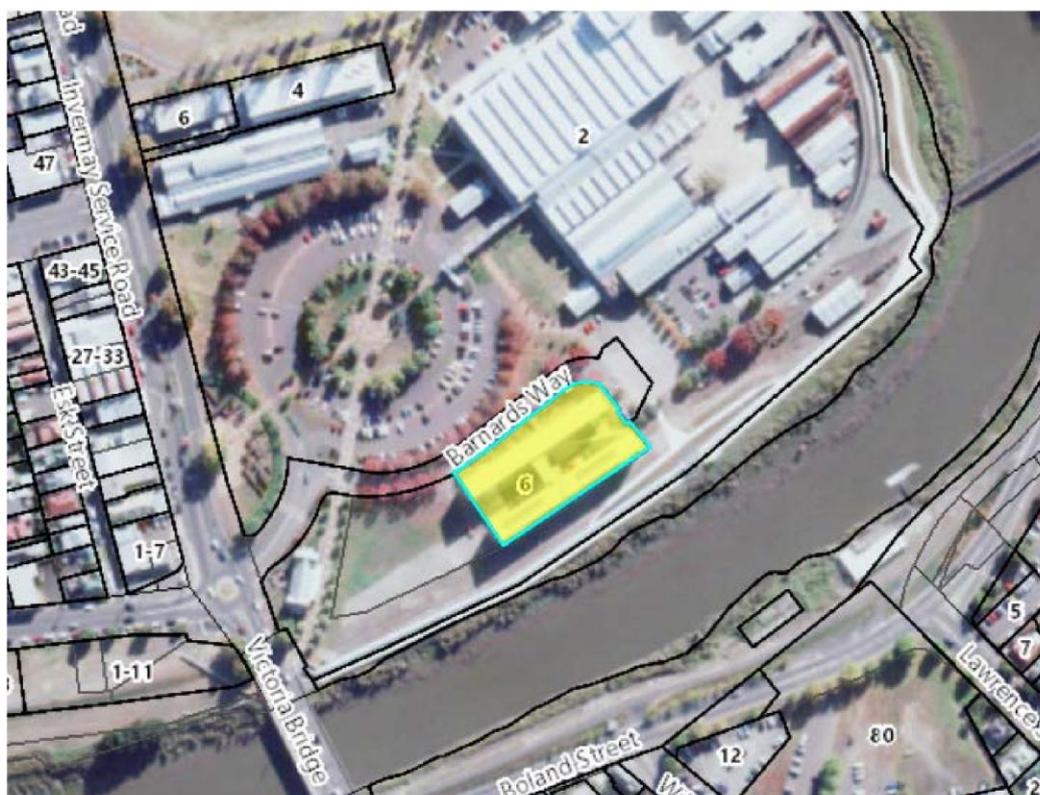
1. Locality Plan
 2. Representations
 3. Plans (distributed electronically)
 4. Notice of Heritage Decision
-

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

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 Pearson) 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).

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

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

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

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

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

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 lots**FILE NO:** DA0015/2017**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:	Survey & Alignment Services
Property:	102 Station Road, Norwood
Zoning:	General Residential
Receipt Date:	17/01/2017
Validity Date:	20/02/2017
Further Information Request:	31/03/2017
Further Information Received:	07/06/2017
Deemed Approval:	10/07/2017 (Extension of time granted by applicant)
Representations:	Four

RECOMMENDATION:

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 Residential - subdivision; subdivide land into 10 lots at 102 Station Road, Norwood, subject to the following conditions:

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 Manager Planning Services unless modified by a condition of the Permit:

- a. Concept Site Service Plan, prepared by AJL Consulting, drawing no. DA01, Ashanti Lane Pty Ltd Subdivision, dated 08/03/2017 **Plan to be amended**
 - b. Proposed Subdivision, prepared by Survey & Alignment Services, drawing no. 2017-002, sheet 1, revision 02, Ashanti Lane Pty Ltd Proposed Subdivision. **Plan to be amended**
 - c. Report, prepared by Survey & Alignment Services, 102 Station Road West - Norwood CT 169064/2 Proposed Subdivision, dated 08/03/2017
 - d. Landslide Risk Assessment, prepared by GeoTon Pty Ltd, reference no. GL217115Ab, Ashanti Lane Pty Ltd Proposed 9 Lot Subdivision 102 Station Road West, Norwood, dated 31/05/2017
-

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

2. FINAL PLAN OF SURVEY

The final plan of survey will not be sealed until all conditions have been complied with, or an agreement has been entered into providing for the completion of works at a later stage.

3. 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.

4. HOURS OF CONSTRUCTION

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

7.00am to 6.00pm Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

5. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No.2017/00229-LCC) (attached).

6. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a. Such covenants or controls are expressly authorised by the terms of this permit; or
- b. Such covenants or similar controls are submitted for and receive written approval by the Manager Planning Services prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

7. STAGED SUBDIVISION

The subdivision must proceed in the order of stages:

Stage 1 - Lot 10

Stage 2 - Lots 1-9

8. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots as determined by a registered land valuer (at the time of sealing the Final Plan) procured at the subdivider's expense.

9. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to show:

- a. Enlargement of the road reserve at the turning head to provide sufficient width for the 18m diameter turning head measured from the face of kerb to the face of kerb and all necessary services, with a minimum of 2.0m clearance from the kerb to the property boundaries
-

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

- b. Truncation of the north western corner of Lot 1 to provide a road splay.

Once approved by the Manager Development Planning, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

10. DAMAGE TO COUNCIL INFRASTRUCTURE

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

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

12. ROAD CROSSINGS FOR SERVICE CONNECTIONS

Where it is required by a service provider (ie. TasWater, Telstra, Aurora, etc) to upgrade, relocate or remove the existing connection or install a new connection, the developer must apply to Council's Roads and Hydraulics Manager for approval to install the connection across Station Road.

The approved installation method is direction drilling/boring. Open trench installation will not be permitted except in EXCEPTIONAL circumstances and requires the written consent of the Council's Technical Services Manager who will specify the required construction and reinstatement works.

No work must commence for the installation, alteration or removal of the connection until such time as the service crossing approval has been obtained.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

13. RETICULATED SERVICES

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

14. SUBMISSION AND APPROVAL OF PLANS

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

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including street lighting.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - iii. Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

15. CONSTRUCTION OF WORKS

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

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

- a. Stormwater
 - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
 - ii. The provision of a DN 100 connection to the lowest point of each lot, unless otherwise approved due to development restrictions recorded on the title of the lot,
 - iii. Provision of an overland flow path for flows up to a 100 year ARI storm event.
 - b. Roads
 - i. Provision of a fully constructed road 8.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages from Station Road West, complete with KC type kerb and channel,
-

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

- ii. Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps,
- iii. Provision of a single vehicular crossing for each lot within the subdivision,
- iv. Provision of kerb laybacks where properties with frontage to the road have existing accesses,
- iv. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
- vi. all necessary line marking, signage and other traffic control devices.
- c. Electricity, Communications and Other Utilities
 - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority.
 - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority.
 - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.
 - iv. Provision of reticulated gas network to service all lots and installed to the approval of the Responsible Authority.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

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

16. ACCESS OVER ADJACENT LAND

Where it is necessary, for the construction of the public works, to gain access to land not in the ownership of the developer the supervising engineer must:

- a. Advise Council 21 days before access is required onsite so that notices pursuant to the *Urban Drainage Act 2013* can be issued to the landowner, then
- b. Contact the adjacent land owners to advise them of the proposed works and assess any of their (reasonable) requirements which should be incorporated in the works and,
- c. Ensure that client provides a signed statement advising the Council that they will pay all compensation cost for the easements and the Council's out-of-pocket costs (ie legal, valuation, etc if any). If the compensation claims appears unacceptable then the process under the *Land Acquisition Act 1993* will be followed.

17. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

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

18. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

19. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

20. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Director Infrastructure Services, of the Certificate under section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

21. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure Services Directorate

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

22. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

23. 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).

*Notes**A. 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>>

B General

This permit was issued based on the proposal documents submitted for DA0015/2017. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

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

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

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

REPORT:**1. THE PROPOSAL**

It is proposed to subdivide the land at 102 Station Road, Norwood into ten residential lots, ranging in size from 684m² - 1377m².

All lots will be fully serviced and contain a suitable building area beyond the scenic management area.

The adjoining roadway lot will be constructed from Station Road to provide access to the proposed cul-de-sac which will be constructed to provide access to lots 1-9. Lot 10, containing the existing dwelling, will retain its current access to Station Road.

It is noted that, *in the absence of an owner capable of receiving consent to the making of a planning application involving the fee simple of the road way, because the area is an "other highway" and is shown as such on the Council Map the Director Infrastructure Services issued consent to the making of a planning application by virtue of the management powers under section 50 of the Local Government (Highways) Act 1982.* (The issue of ownership, consent and construction of the proposed road over the lot marked as 'Roadway' is further discussed, by Council's Senior Property Advisor, at Attachment 4).

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the northern side of the western section of Station Road. The 10,780m² irregularly shaped site includes the existing dwelling at 102 Station Road, which is proposed to be lot 10.

The balance of the lot is effectively a one hectare vacant lot, principally in two levels, with a sharp fall to the railway line and flood plains to the east. To the north is land zoned Rural, between the railway line and the Low Density Residential lots of Penwood Close.

Other dwellings fronting Station Road are located to the south and to the west is General Residential land.

Running the length of the western boundary and through to Station Road, is a 15m wide lot designated roadway. A portion of this 'roadway' is fenced as part of 291 Penquite Road and the owners of 291 Penquite Road assert that they own it. Notwithstanding that assertion, title for the 'roadway' remains in a single parcel, seemingly without living owners. Given this, the Infrastructure Services Department have provided consent for the making of the application.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

The subject land is zoned General Residential, it is capable of being fully serviced and is located in an area with a residential to low density residential character and with an easterly aspect over the flood plains.

Vegetation over the site is predominately scrubby weed, other than a tree line along the roadway frontage adjacent to 291 Penquite Road. The subdivision does not propose to remove those trees beyond that necessary for the road construction.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

10.0 General Residential Zone

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

Consistent

It is proposed to subdivide the existing 10780m² lot into 10 lots plus a road lot. The lots will vary in size between 684 m² and 1583m² and furthers the zone purpose of providing for a range of dwelling types at suburban densities.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Consistent

The proposed subdivision provides a range of lots seeking to make efficient use of suburban land and existing infrastructure.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

10.4.15 Lot size and dimensions

Objective: To ensure the area and dimensions of lots are appropriate for the intended use of the lots.
Consistent This is a residential subdivision and potential building envelopes of 10 x 15m are shown on each lot. Additionally, the geotechnical report addressing potential land slip has confirmed that, subject to appropriate engineering design, all proposed lots are suitable for residential development.
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have a minimum area of no less than 500m ² ; and (b) be able to contain a rectangle measuring 10m by 15m; or
A1.2 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or (b) be required for the provision of public utilities; or (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and
A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.
Complies The proposal plan shows that all lots are to be greater than 684m ² . A potential building envelope of 10m x 15m is also shown on each proposed lot in accordance with the requirements of A1.1.

10.4.16 Frontage and access

Objective: To ensure that lots provide: (a) appropriate frontage to a road; and (b) safe and appropriate access suitable for the intended use.
Consistent Lot 10, the existing dwelling, will retain its existing frontage to Station Road. A new cul-de-sac will be constructed and lots 1 -9 will have appropriate and safe frontage to this.
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.
Complies The internal cul-de-sac will become a Council maintained road. The smallest proposed road frontage is at lot 6 with a frontage of 4.58m. All lots have in excess of the required 3.6m.
A2 No acceptable solution.
Relies on Performance Criteria

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

Complies

Lot 10 includes the existing dwelling and will retain its existing frontage and access to Station Road.

All other lots will have vehicular access to the proposed new road. Similarly access to the proposed building envelopes can be safely achieved.

10.4.17 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Consistent

A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Complies

The concept site services plan shows a stormwater line to be installed to service all lots and discharge to the existing line in Station Road. Infrastructure Services have recommended a condition relating to the construction of works, including the proposed stormwater line and connections.

A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Relies on Performance Criteria

P2 Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

Complies

Councils Infrastructure Development Liaison has provided the below advice and an appropriate permit condition will be applied:

An assessment has been made by the Build Environment Department which has determined that the downstream network will need to be upgraded from the existing side entry pit located in Station Road to the discharge point (the north Esk River). The downstream pipes are currently only DN225 and will need to be upgraded to DN300.

This will be reflected in the detailed engineering plans required by the proposed permit conditions.

10.4.18 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Consistent

A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

Complies

The proposal plans include a proposed services plan providing for the installation of a new water main to service the proposed lots. TasWater have issued their conditional consent TWDA 2017/00229 - LCC for this proposal.

A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Complies

Each lot will be connected to reticulated sewerage in accordance with the requirements of TasWater.

TasWater have issued their conditional consent TWDA 2017/00229 - LCC for this proposal.

10.4.19 Integrated urban landscape

Objective:

To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.

Consistent

A1 Subdivision does not create any new road, public open space or other reserves.

Relies on Performance Criteria

A new cul-de-sac road is proposed through the centre of the proposed subdivision.

P1 Subdivision must be designed to enhance the amenity of the area having regard to:

- (a) the topography of the site;
- (b) any significant natural and cultural features of the site;
- (c) access to public open spaces and roads;

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

- (d) the retention of existing vegetation;
- (e) linking areas of significant local habitat; and
- (f) the character of the surrounding area.

Complies

The proposed subdivision will enhance the amenity of the area by removing the existing overgrown weeds and potentially incompatible use for storage of used building materials. It will promote the construction and occupation of new dwellings and foster a growing sense of community.

The site is effectively in two levels and is bordered to the north east by a sharp fall to the river flats and railway line. There is also a row of trees along the western boundary.

There is no proposal to remove this vegetation other than where required for the access road. The proposed roadway through the site will be located generally along the level change to promote improved access to the lots and to maximise relatively level building areas.

Public open space is not sought at this site as it would not functionally service other than the immediate residents and there is an excellent Council maintained, recreation facility adjacent to the river near the junction of Station and Johnston Roads.

10.4.20 Walking and cycling network

Objective:

To:

- (a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists;
- (b) design footpaths, shared path and cycle path networks that are safe and accessible; and
- (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Consistent

A1 Subdivision does not create any new road, footpath or public open space.

Relies on Performance Criteria

P1 Subdivision provides roads, footpaths or public open spaces that are designed to provide safe and convenient walking and cycling networks, having regard to:

- (a) linkages to any existing pedestrian and cycling networks;
- (b) connection of footpaths, shared paths, cycle paths and bicycle lanes;
- (c) access for cycling and walking to activity centres, community facilities, bus stops and public transport routes and public open spaces;
- (d) the road network and public open spaces; and
- (e) passive surveillance.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

Complies

The subdivision will construct part of the unnamed and unmade roadway plus a new section of road within the subdivision site. This roadway will include a footpath to link to that on Station Road and from there to Penquite Road and the broader network, including nearby bus stops on Penquite Road and Johnsons Road. Cyclists and motorists will have linkage to Penquite Road and the rest of the City through Station Road.

10.4.21 Lot diversity

Objective:

To provide a range and mix of lot sizes to suit a variety of dwelling and household types.

Consistent

The lot sizes will vary from 684m² to 1583m² and provide opportunity for a range of dwelling and household types.

A1 Subdivision is for 10 lots or less.

Complies

The proposed subdivision is to create ten residential lots, including one containing the existing dwelling fronting Station Road.

10.4.22 Solar orientation of lots

Objective:

To provide for solar orientation of lots and solar access for future dwellings.

Consistent

All proposed lots are large enough and have sufficient northerly and easterly aspect to foster future residential designs taking full advantage of solar opportunity.

10.4.23 Neighbourhood road network

Objective:

To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.

Consistent

A1 Subdivision does not create any new road.

Relies on Performance Criteria

P1 The road network provides for convenient and safe movement for motor vehicles, pedestrians, cyclists and public transport, having regard to:

- (a) the existing network of roads, cycle paths and bicycle lanes, shared paths, footpaths and public transport routes;
- (b) the function of the road and its relationship to arterial and neighbourhood road types;
- (c) the speed limits on roads in the area;
- (d) the location of activity centres;
- (e) the volume of traffic in the area;
- (f) access for service and emergency vehicles; and
- (g) the topography of the site.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

Complies

The subdivision proposes some 150m of road, culminating in a cul-de-sac, and servicing nine new lots and the existing properties adjoining the original unmade section. The roadway joins Station Road and the existing network and will not otherwise impact upon the safe operation of the network.

10.4.24 Public transport network

Objective:

To provide for access to public transport.

Consistent

A1 Subdivision does not create any new road.

Relies on Performance Criteria

P1 The subdivision provides for adequate access to public transport, having regard to:

- (a) the number of lots proposed;
- (b) the walking distances from the lots to public transport route;
- (c) any public transport strategy or plan for the area; and
- (d) the likelihood of the provision of public transport for the area.

Complies

The Metro bus route travels along Penquite Road and Johnstons Road. There is a bus stop on Penquite Road only some 250m from the centre of the proposed subdivision, which is not an unusual distance to walk to a bus stop.

E1.0 Bushfire-Prone Areas Code

E1.1 The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Consistent

E1.6.1 Development standards for subdivision

E1.6.1.1 Subdivision: Provision of hazard management areas

Objective:

Subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

Consistent

The Bushfire Hazard management plan stipulates that all land within the subdivision must be managed as low threat vegetation, with grass maintained at less than 100mm in height.

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- (b) The proposed plan of subdivision:
 - (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;
 - (ii) shows the building area for each lot;
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 - 2009 Construction of Buildings in Bushfire Prone Areas; and
 - (iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 - 2009 Construction of Buildings in Bushfire Prone Areas; and
 - (v) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Complies

The Bushfire Hazard Management Plan, prepared by an accredited person, provides BAL 19 for all lots.

E1.6.1.2 Subdivision: Public and fire-fighting access

Objective:

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Consistent

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting; or
- (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person.

Complies

The Bushfire Hazard Management Plan, prepared by an accredited person, provides that access complies with Tables E3, E4 and E5.

E1.6.1.3 Subdivision: Provision of water supply for fire-fighting purposes

Objective:

Adequate, accessible and reliable water supply for the purposes of fire-fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Consistent

A1 In areas serviced with reticulated water by a Regional Corporation:

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire-fighting purposes; or
- (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire-fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or
- (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6.

Complies

The Bushfire Hazard Management Plan, prepared by an accredited person, provides that the reticulated water supply complies with Table E6.

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

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

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
A3 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 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.
Relies on Performance Criteria
P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
Complies Council's Infrastructure Development Liaison has no concerns in regard to the volume of traffic and the efficiency of the road. As a result of the subdivision the currently unconstructed laneway, servicing the rear of a number of properties, will be constructed to present a formal junction with this section of Station Road. All traffic from here will enter Penquite Road without significant impact on its capacity.

E4.6 Development Standards

E4.6.1 Development adjacent to roads and railways

Objective: To ensure that development adjacent to category 1 or category 2 roads or the rail network: (a) ensures the safe and efficient operation of roads and the rail network; (b) allows for future road and rail widening, realignment and upgrading; and (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.
Consistent
A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

<p>a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. <p>A1.2 Buildings must be:</p> <ul style="list-style-type: none"> (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building.
<p>Relies on Performance Criteria</p> <p>P1 The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed setback; (b) the existing setback of buildings on the site; (c) the frequency of use of the rail network; (d) the speed limit and traffic volume of the road; (e) any noise, vibration, light and air emissions from the rail network or road; (f) the nature of the road; (g) the nature of the development; (h) the need for the development; (i) any traffic impact assessment; (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and (k) any written advice received from the rail or road authority.
<p>Complies</p> <p>The proposal plans demonstrate a 10m x 15m building envelope more that 50m from the centre line of the railway. Whilst this is not the same as 50m away from the rail network, it does demonstrate the capacity to develop with a significant separation.</p> <p>Additionally, the proposal was referred to Tas Rail for comment in March 2017. At the time of writing, June 2017, Tas Rail has not raised any issues or concerns with the proposal. Specific development proposals for the individual lots, adjacent to the railway, will be referred at that time.</p>

E4.6.2 Road accesses and junctions

<p>Objective:</p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.</p>
<p>Consistent</p>

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.
Complies Each lot will be provided with a single access to the proposed road.

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
A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.
Relies on Performance Criteria
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: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.
Complies The proposed cul-de-sac does not have the length or shape to provide for the 80m Safe Intersection Sight Distance required by Table E4.6.4. However, it is anticipated that traffic speeds at this end of the cul-de-sac will be low and broad vision of the road and accesses will be available and adequate for the frequency of traffic expected.

E5.0 Flood Prone Areas Code

E5.1 The purpose of this provision is to: (a) ensure that use or development subject to risk from flooding is appropriately located and managed; and (b) to minimise the risk of damage or pollution in the event of a flood.
Consistent The flood prone overlay affects only some 50m ² along the eastern boundary of the proposed 1377m ² lot 6. This is at the bottom of a steep fall and over 30m from the indicated building envelope.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

E5.5 Use Standards

E5.5.1 Risk to sensitive use

Objective: To minimise the risk of injury to, or loss of human life or damage to property, in relation to sensitive uses in the event of a flood.
Consistent
A1 No acceptable solution.
Relies on Performance Criteria
P1 Sensitive use must be located to minimise the risk of injury to or loss of human life or damage to property, having regard to: (a) the need for the location; (b) the characteristics and scale of the use; (c) the characteristics of the inundation of the land that is subject to the risk; (d) the nature and frequency of the inundation; (e) any measures proposed to mitigate the risk; (f) the nature, degree, practicality and obligation for any management activities to mitigate the risk; and (g) the level of risk identified in any report prepared by a suitably qualified person.
Complies Only a small portion of lot 6 is subject to inundation and will not impact upon the likely future development for sensitive use. The proposed building envelope for this lot is well above the small inundation area.

E5.6 Development Standards

E5.6.1 Development subject to flooding

Objective: To minimise the risk of injury to, or loss of human life, or damage to property or the environment, by avoiding areas subject to flooding where practicable, or mitigating the adverse impacts of inundation to an acceptable level.
Consistent
A1 No acceptable solution.
Relies on Performance Criteria
P1 It must be demonstrated that the risk of injury to or loss of human life or damage to property or the environment is minimised, having regard to: (a) the need for the location; (b) the nature and characteristics of the development; (c) the scale and intensity of the development; (d) the characteristics of the inundation of the land that is subject to the risk; (e) the nature and frequency of the inundation; (f) the need for and the availability of infrastructure, including access and reticulated services; (g) accessibility to the development during flooding;

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

- (h) the capacity of the development to withstand flooding;
- (i) the capacity of the owner or occupants to respond to or manage the flood risk;
- (j) the location of effluent disposal or sewerage reticulation or storage of materials;
- (k) the nature of any works required to mitigate the risk;
- (l) any mitigation works proposed to be carried out outside the boundaries of the site;
- (m) any works interfering with natural watercourse processes or restrictions or changes to flow;
- (n) any works resulting in an increase in risk to other buildings, including buildings outside the boundaries of the land; and
- (o) any recommendations or advice contained in a report by a suitably qualified person.

Complies

Only a small portion of lot 6 is subject to inundation and will not impact upon the likely future development for sensitive use. The proposed building envelope for this lot is well beyond the small inundation area.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

The proposal is for subdivision only. All proposed lots demonstrate an adequate area for residential development and appropriate car parking. However, no individual development is proposed at this stage to invoke specific parking provisions.

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 proposed lots all contain a potential building area of 10m x 15m outside the defined scenic management area.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

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 proposed subdivision provides building envelopes outside the scenic protection management area for all lots. Future development of lots 3-6 will address any applicable scenic management issues at that time.

A3 Subdivision is in accordance with a specific area plan.

Relies on Performance Criteria

There is no specific area plan addressing this site.

P3 Subdivision must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the size, shape and orientation of the lot;
- (c) the density of potential development on lots created;
- (d) the need for the clearance or retention of vegetation;
- (e) the need to retain existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the subdivision;
- (i) the extent of works required for roads or to gain access to sites, including any cut and fill;
- (j) the physical characteristics of the site and locality;
- (k) the existing landscape character;
- (l) the scenic qualities of the site; and
- (m) any agreement under s.71 of the Act affecting the land.

Complies

The site is partially within the North Esk Flood Plain Precinct. The existing character statement for this precinct does not specifically refer to the area of this site, encroaching into the western extremity of the precinct by only some 30m, and states:

The precinct is significant for its scenic and landscape values, being that it forms a significant part of the vista along many major roads on the eastern side of the city, particularly Blessington Road, the major tourist road to the Ben Lomond Ski Fields. It is also significant for its historic, geological, botanical and recreational values.

The proposed lots encroaching into the precinct have an easterly aspect and range in size from 840m² to 1377m² and all have building areas available outside the precinct. Any future development is likely to be contained to these to avoid the significantly steeper land of the precinct as it falls to the flood plain. Some linear infrastructure (water and sewer) will be installed some 10m into this precinct which may result in minimal vegetation removal. This will not detrimentally affect any view lines from Johnston Road.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

E10.0 Open Space Code

E10.1 The purpose of this provision is to:

- (a) Ensure that the location and area of land required for public open space in subdivisions meets the reasonable ongoing needs of the community.

Not Applicable

The St Leonards recreation area near the junction of Station and Johnston Roads provides a substantial area of well maintained public open space, including river frontage, toilet facilities, picnic areas and a dedicated off leash dog exercise area.

It is considered that a cash contribution be taken in lieu of land at this subdivision to help maintain the consolidation and high standard of public recreation and open space throughout the Launceston area.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2017/00229-LCC.
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 18 March to 3 April 2017. Four representations were received from or on behalf of three immediate neighbours to the north and west. 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.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

ISSUE	COMMENT
Not all plans were available for inspection during the exhibition period.	All information was available at the Council office in accordance with the Act. Copies of title and application forms were available.
No Traffic Impact Assessment (TIA)	The Road and Railways Assets Code does not require the submission of a TIA. The proposal includes the construction of the road, over the land shown as roadway on its title, running north from Station Road and creating a new junction with Station Road. The proposal was referred to Council's Infrastructure Services Department, who, after having regard to the nature and frequency of traffic on this section of Station Road and that likely to be generated by the subdivision, determined that a TIA was not necessary. The representor refers to clause E4.5.1 Existing road accesses, however, this clause is not relevant as the only existing access is that for the dwelling at 102 Station Road (proposed lot 10) and the use of this will not change.
No Landslip Risk Assessment (LRA)	The subject site is identified in the LIST Landslip Hazard mapping, which is not invoked by the scheme, as medium and low risk. However, it remains a relevant issue and a LRA was requested and a copy was then provided to the representor for information. The LRA concluded that the land was suitable for the subdivision and residential development subject to appropriate engineering design.
No assessment made against the Scenic Management Code	Relevant assessment in regard to this code is undertaken in this report and concludes that the proposed subdivision will not have a detrimental impact upon the scenic values of the flood plain.
Owner's consent not provided.	Ownership of the roadway may remain uncertain, in that living owners cannot be identified and solicitors, on behalf of R & T Bell, assert that part of the roadway is owned and occupied by R & T Bell who have not provided written permission for the proposal. Nevertheless, the applicants

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

	have, in compliance with the Act, declared that the owners have been notified. Additionally, in absence of identifiable owners of the roadway, Infrastructure Services have provided consent.
No engineering detail of the access road.	If the proposed subdivision is approved full engineering plans will be required prior to the commencement of any road works. The proposal plans provide adequate detail of the location of the proposed access road and that it will be built to Council standards. To seek full engineering plans prior to planning approval would place significant expenditure at risk.
No servicing plan	An indicative servicing plan was provided and accepted by TasWater and Council's Infrastructure Services Department. Similarly, detailed plans at this stage would place significant expenditure at risk.

6. CONCLUSION

Overall, two issues presented as the core of the concerns. The landslip issue was addressed and satisfied in the LRA. The other issue surrounds the proposed roadway construction and its incursion into land that R & T Bell believes to be their own.

On 10 April 2017 a site meeting was held with the applicants, Mr Ian Abernethy (obo R & T Bell) and Council Town Planner, Duncan Payton to discuss possible ways forward to minimise any such intrusion. The applicants later submitted revised access plans to Mr Abernethy to discuss with his clients.

On 20 June 2017, the applicants advised that, as they were unable to reach a compromise, they wished to proceed with the application as originally proposed.

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.

8.2 102 Station Road, Norwood - Residential - Subdivision; Subdivide Land Into 10 Lots ...(Cont'd)

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

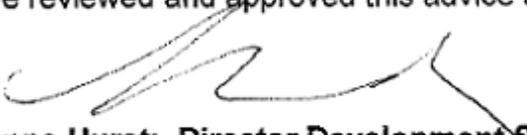
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. 102 Station Road, Norwood - Locality Map
 2. 102 Station Road, Norwood - Plan (distributed electronically)
 3. 102 Station Road, Norwood - Representations (distributed electronically)
 4. 102 Station Road, Norwood - Title and Roadway Memorandum
-

Attachment 1 - 102 Station Road, Norwood - Locality Map (pages =1)

Launceston City Council
A Leader in Community & Government



LOCALITY MAP
102 STATION ROAD, NORWOOD



Locality Map

Scale: This Map Is Not to Scale

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: DA0015/2017
RH
DATE: 28 June 2016

TO: Duncan Payton Town Planner

FROM: Robert Holmes Senior Property Advisor

SUBJECT: 102 Station Road and Road Way

You have asked me to provide comments in relation to the unnamed roadway heading north off Station Road that is located between numbers 106 and 110 Station Road. The roadway also adjoins the western most boundary of property 102 Station Road being the subject of a development application to subdivide land under DA0015/2017.

Background

The development applicant has undertaken a search of the Deeds Office to determine ownership of the roadway title which indicates that the roadway is in the un transferred balance of land remaining in Conveyance No 7/7497 (c 1886) the owners being trustees of the estate of the late Thomas Landale. At the time of a 1891 subdivision which created two larger lots of 4A-2R-36P and 3A-1r-30P which were located on either side of the roadway rights of carriageway were granted to the two adjoining land owners. Those two lots were further divided by a number of subdivisions to create the current arrangement which results in many of the adjoining owners having an interest over the road way in question.

Registered Interests

The following properties adjacent to the roadway have an interest registered on title by way of either:-

- a) a right of carriage way or,
- b) an "overriding interest" as defined by Section 84A of the Conveyancing and Law of Properties Act 1884 being:-
"(c) any restriction on the use of land arising by reason of a notation on a folio of the Register or on any map or plan lodged in the office of the Recorder;"

In this case the "overriding interest" is the notation "roadway" on various registered plans. I have not inspected the roadway but have also provided comment in the following table based on observation of aerial imagery to indicate which properties have access.

CITY OF LAUNCESTON

MEMORANDUM

Properties with an interest in the roadway or access over the roadway are set out in the table below:-

Overriding Interest "Road"	Right of Carriage Way	Physical access
Station Road Widening (LCC)		yes
102 Station Road		yes
	106 Station Road	yes
	110 Station Road	yes
	110A Station Road	no
	112 Station Road	no
114 Station Road		no
289 Penquite Road		no
289A Penquite Road		yes
	291 Penquite Road	yes
293 Penquite Road		no
	301 Penquite Road	yes
	303 Penquite Road	yes
	305 Penquite Road	yes

Highway Dedication

Council is frequently asked to clarify whether certain roads are local highways. In this case it is difficult because title records indicate that the area may have been open as a highway early as 1886.

*I have previously been advised that for land to be a highway "both dedication by the owner of land for its use as a highway and use by the public of that land as a highway must occur to create a highway otherwise than by statute;
 Land dedicated by a person legally competent to do so to the public for the purposes of passage becomes a highway when accepted for such purposes by the public;
 Acceptance by the public requires no formal act of adoption by any persons or authority, but is to be inferred from public user of the way in question;
 The evidence from which Courts or juries are asked to infer both dedication and acceptance is, as a rule, open and unobstructed user by the public for a substantial time;
 The doctrine, therefore, that dedication may be presumed from continuous user must be qualified by adding the words "if unexplained", and it is always permissible....to inquire under what circumstances the piece of land came to be used as a road."*

What is not as quite as clear is that there is a mixture of notations on the various subdivision plans indicating the words roadway and right of carriageway together with the lack of conveyance of the roadway to any other party. . Comments from experienced registered land surveyors indicate until about the 1950's it was not uncommon for the terms "road or roadway" to be used in instruments to denote what

CITY OF LAUNCESTON

MEMORANDUM

is now commonly referred to as a "right of way" and that these words were used interchangeably by surveyors, conveyancers and officers of the Lands Titles Office.

There is also the issue of correspondence attached to some titles adjoining the roadway issued to Registrar Generals Department by the Council Clerk of the former St Leonards Council dated 17 March 1982. The correspondence indicates that *"the Roadway (76) 15.29 wide is not a public road"*. I note at that time the Local Government Act 1962 applied and under interpretation of that act *"Private" and "Public" used in relation to ways means not subject to use as of right and subject to such use by the public as of right and subject to such use as of right respectively, and have no reference to the duty of repair or to the ownership of the underlying soil.* It is clear at the time the former St Leonards Council formed the view that the roadway was a private right of way.

There is however now evidence on file to indicate that this Roadway was in existence long before the introduction of the 1962 local Government Act. From the title search now obtained the roadway may have been open since 1891 so it does raise the question as to whether it is possible for the roadway area to have public status.

Currently the question of highway status is dealt with by the Local Government (Highways) Act 1982 which provides:-

4. *Categories of highway*

(1) In this Act, all State highways and subsidiary roads within the meaning of the Roads and Jetties Act 1935 are referred to as State highways and all other highways (except highways that, immediately before the proclaimed day, were repairable by State authorities) are referred to as local highways

.....
(6) A reference in this Act to a highway under local management shall be read as a reference to –

- (a) a local highway maintainable by the corporation; or*
- (b) a highway that, pursuant to section 50, is subject to the care, control, and management of a corporation.*

50. *Management of local highways not maintainable by the corporation*

(1) The corporation has the care, control, and management of the local highways that are not maintainable by it and, if it thinks fit, may carry out in that highway any highway works that it is by this Act authorized to carry out in a local highway maintainable by the corporation.

(2) Where under this section a corporation carries out any highway works in a highway that is not maintainable by it, the provisions of this Part apply in relation to the exercise of those powers as if it were a highway so maintainable

It also relevant to mention that Council is obliged to keep maps to indicate the status of various highways:-

CITY OF LAUNCESTON

MEMORANDUM

- The "Council Map" adopted by Council 4th September 2000 under section 208 of the Local Government Act 1993 indicates that the area is a lane or road reserve and that it is not maintainable by Launceston City Council.
- The "Municipal Map" under Section 21 of the Local Government (Highways) Act 1982 adopted on 3 March 2008 to define which roads are the maintenance responsibility of Council confirms that Council has not accepted responsibility to maintain anything other than a very small part of the roadway area.

In light of the Section 208 map together with existence of the overriding interest of "Roadway" on various plans I believe that it is reasonable for officers to form the view that area is a *local highway* not maintainable by the corporation

Consent to planning application

In the absence of an owner capable of receiving consent to the making of a planning application involving the fee simple of the road way, because the area is an "other highway" and is shown as such on the *Council Map* the Director Infrastructure Services issued consent to the making of a planning application by virtue of the management powers under section 50 of the Local Government (Highways) Act 1982.

Requirement to construct highway

The subdivision permit conditions set out the obligations of the developer to construct the highway pursuant to Section 10 of the Local Government (Highways) Act 1982.

At the expiry of the maintenance period and upon the issue of certificate of completion the constructed highway will become maintainable by the corporation

Noting that it is not possible for the developer to convey the road to Council as is required as of councils standard subdivision permit conditions an alternate mechanism for Council to accept responsibility to maintain the highway is available pursuant to Section 12 of the Local Government (Highways) Act 1982.

12. Taking over by corporation of private roads, &c.

(1) A corporation may, by resolution of the council, declare that a road or other way within the municipality that is not a highway shall become, as specified in the resolution, a highway maintainable by the corporation or a particular kind of highway so maintainable.

(2) Where the standard requirements are applicable, the council shall not pass a resolution under this section unless it is satisfied that those requirements are complied with in respect of the road or other way to which the resolution relates.

(3) A resolution made by the council for the purposes of this section is not invalidated by reason of the failure of the council to comply with subsection (2).

CITY OF LAUNCESTON

MEMORANDUM

(4) The corporation shall cause a copy of a resolution under this section to be published in the Gazette and the road or other way to which the resolution relates becomes, on the date of the publication, such a highway as is specified in the resolution.

Additional matters

It is inferred from the file that there may be other issues affecting the roadway that will be need to be dealt with by the Recorder of Titles. In the event of an application under Section 84C of the Conveyancing and Law of Properties Act 1884 to discharge or modify an '*overriding interest*' (such as the removal of the notation roadway from any part of a plan) it would be normal for the Recorder of Titles to seek comment from Council. In such event Council would need to determine if such application was contrary to the public interest.



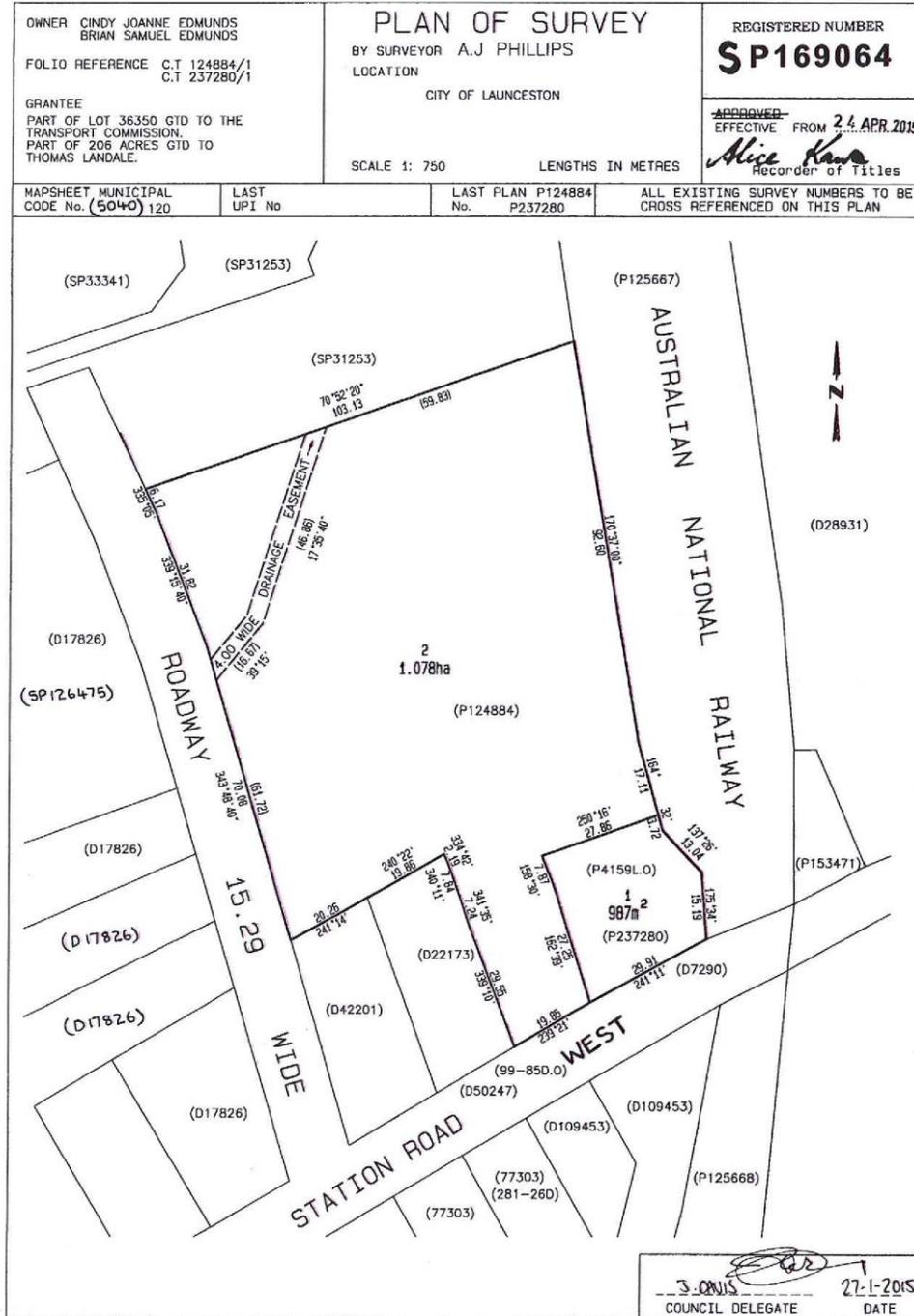
Robert Holmes
Senior Property Advisor



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 169064	FOLIO 2
EDITION 2	DATE OF ISSUE 10-Jun-2015

SEARCH DATE : 21-Dec-2016

SEARCH TIME : 04.41 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 2 on Sealed Plan 169064
 Derivation : Part of 206 Acres Gtd. to Thomas Landale
 Prior CTs 124884/1 and 237280/1

SCHEDULE 1

M332599 & M517912 BRIAN SAMUEL EDMUNDS and CINDY JOANNE
 EDMUNDS Registered 24-Apr-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP169064 EASEMENTS in Schedule of Easements
 SP169064 FENCING COVENANT in Schedule of Easements
 M521638 MORTGAGE to MyState Bank Limited Registered
 10-Jun-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number SP169064
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 2 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water & Sewerage Corporation Pty Limited, its successors and assigns ["TasWater"] over the land marked "Drainage Easement 4.00 wide" shown on the Plan ("the Easement Land").

FENCING PROVISIONS AND COVENANTS

Cindy Joanne Edmunds + Brian Samuel Edmunds

The owner of each Lot on the Plan covenants with the Vendors that the Vendors shall not be required to fence.

DEFINITIONS

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: B.S. Edmunds & C.J. Edmunds	PLAN SEALED BY: LAUNCESTON CITY COUNCIL
FOLIO REF: Certificates of Title Volume 237280 Folio 1 & Volume 124884 Folio 1	DATE: 23-2-2015
SOLICITOR: CLARKE & GEE (RICK REID) & REFERENCE: RKR	DA0380/2014
	REF NO. S. DAVIS Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



SCHEDULE OF EASEMENTS

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES</p>	<p>Registered Number SP 169064</p>
<p>SUBDIVIDER: B.S. Edmunds & C.J. Edmunds FOLIO REFERENCE: Certificates of Title Volume 237280 Folio 1 & Volume 124884 Folio 1</p>	

- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the servient land from the highway at any then existing vehicle entry and cross the servient land to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of servient land.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the servient land ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (1) The Owner may erect a fence across the Easement Land at the boundaries of the servient land.
- (2) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 169064</p>
<p>SUBDIVIDER: B.S. Edmunds & C.J. Edmunds FOLIO REFERENCE: Certificates of Title Volume 237280 Folio 1 & Volume 124884 Folio 1</p>	

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



SCHEDULE OF EASEMENTS

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 169064
SUBDIVIDER: B.S. Edmunds & C.J. Edmunds FOLIO REFERENCE: Certificates of Title Volume 237280 Folio 1 & Volume 124884 Folio 1	

SIGNED by BRIAN SAMUEL EDMUNDS and)
CINDY JOANNE EDMUNDS the registered)
 proprietors of the land comprised in Certificates of)
 Title Volume 237280 Folio 1 and Volume 124884)
 Folio 1 in the presence of:-)

WITNESS SIGNATURE 
 FULL NAME..... RICKY KEVIN REID
 OCCUPATION..... Solicitor
 ADDRESS..... Clarke and Gee
109 Cameron Street
Launceston, TAS, 7250

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land from Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan

FILE NO: DA0115/2017/SF6600

AUTHOR: Natalia Bliznina (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission regarding a draft amendment to the Launceston Interim Planning Scheme 2015 and an associated development application.

PLANNING APPLICATION INFORMATION:

Applicant: 6ty Degrees
Properties: 47 Benvenue Road, St Leonards
Received: 21 March 2017
Advertised: 13 May 2016 to 13 June 2017
Representations: Two

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 April 2017 - Agenda Item 8.3 - Amendment 35 - Rezoning the Land From Low Density Residential Zone to General Residential Zone; and Text Amendment for the Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan. Development Application: Subdivision - Residential into 32 lots; including road network

RECOMMENDATION:

That Council:

1. Considers the representations received to Amendment 35 to the Launceston Interim Planning Scheme 2015, and the planning permit DA0115/2017, together with the responses provided.
 2. Recommends to the Tasmanian Planning Commission that draft Amendment 35 be approved as certified and exhibited.
-
-

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)

Note:

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the *former provisions* remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

1. Purpose of Report

At its Meeting on 24 April 2017, Council resolved to initiate and certify Amendment 35 to the Launceston Interim Planning Scheme 2015 and issue the planning permit DA0115/2017. The draft amendment and planning permit were placed on public exhibition and two representations were received. In accordance with sections 39(2) and 43F(6) of the former *Land Use Planning and Approvals Act 1993* (the Act), Council must, within 35 days after the exhibition period, forward to the Tasmanian Planning Commission a report comprising a copy of each representation and a statement of its opinion on the merit of each representation and any recommendations regarding the draft amendment and planning permit it considers necessary.

2. Application

The application for the combined planning scheme amendment and planning permit was lodged in accordance with section 43A of the Act.

Amendment 35 is a site specific amendment which would allow:

- (i) rezoning the land from the Low Density Residential Zone to the General Residential Zone at 47 Benvenue Road, St Leonards and
- (ii) modification of text provisions within the standard F4.3.1 'Subdivision' under Hillary Street Specific Area Plan to remove clauses A1(b) and A1(c).

The planning permit DA0115/2017 would allow for the subject site to be subdivided into 32 lots including a road network. The planning permit is subject to a number of conditions.

3. Public Exhibition

The draft amendment and the planning permit were placed on public exhibition between 13 May and 13 June 2017. Two representations were received from different representors.

4 Representations

The issues raised in the representations are summarised below. Whilst every effort has been made to accurately summarise the issues, the summaries should be read in conjunction with the full representations (Attachment 4). A statement of opinion on the

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)

merit of the issues is provided, including consideration of their impact on the draft amendment and planning permit and any need for modification.

4.1 Adrian and Rochelle Wright (Representations 1)

Issue	Response
<p>Increased traffic:</p> <p>(a) a proposed development of 32 lots has a potential to increase a number of vehicles in the area by approximately 70;</p> <p>(b) The majority of new properties will use Hillary Street to access properties as it is closer to Johnsons Road;</p> <p>(c) Hillary street and Benvenue Road become rather congested as vehicles will park on both side of the street.</p> <p>(d) Intersections of Benvenue Road and of Hillary Street with St Leonards Road are dangerous. The proposed subdivision will make it more dangerous.</p> <p>(e) Higher volume of traffic will increase the chances of accidents in the area;</p>	<p>(a) It is correct the proposed subdivision for 32 lots has the potential to increase the vehicles number in the area. This increase should be viewed as additional vehicles over those which would have been expected under the current Low Density Residential zoning. The slight increase in vehicles number in the area can be adequately accommodated on the existing and proposed road network.</p> <p>(b) Hillary Street is closer to Johnson Road than Benvenue Road. There are several reasons why Hillary Street could be potentially considered as a more desirable route including the T intersection configuration of the junction and that St Leonards Road would provide a more direct route for people travelling to the site. Both routes to the CBD from the subject site are similar in length. Although there may be a similar amount of vehicles who opt to use Johnson Road. This may be influenced by the need to either drop children off (or collect them) from school or avoid school zones. There is no direct indication which local road users will prefer Hillary Street or Benvenue Road.</p> <p>(c) Parking in Hillary Street and Benvenue Road are controlled by the Tasmanian Road Rules 2009 - while people are permitted to park on both sides of the road, they must leave 3m clear space between vehicles. Vehicles parking within 10m of intersections are in breach of the regulations. People who have their properties in Hillary Street and Benvenue Road do park on both sides of these local roads already. The subject subdivision proposes Tenzing Drive as local road. This will be available for on-street parking increasing overall on-street parking in the area.</p> <p>(d) There is no crash history at the intersection of Hillary Street and St Leonards Road to support a claim that this intersection is dangerous. There are</p>

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)

	<p>three reported crashes in the last five years at the intersection of Benvenue Road and St Leonards Road. All three of these are recorded as failure to give way and are for vehicles exiting Station Road. The slight increase in vehicle traffic is unlikely to cause T intersections to be dangerous.</p> <p>(e) Due to the proposed road connections the traffic will be improved in the area. It is considered the proposed small additional vehicle movements will not generate an adverse impact on the existing road network as the proposal to connect Hillary Street and Benvenue will provide alternative routes for vehicle connections. Moreover, there is no demonstrated crash history.</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>
<p>(a) The proposed rezoning will double the number of houses requiring water from a system which will put too much strain on the existing infrastructure; and (b) Water pressure is extremely low.</p>	<p>TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings (TWDA No. 2017/00410-LCC).</p> <p>(a) The development will be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00410-LCC). (b) The new TasWater infrastructure and the water loop are proposed to accommodate the demand for additional dwellings (TWDA No. 2017/00410-LCC).</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>
<p>(a) It was decided that blocks will be minimum size of 1,500m² to keep the village feel (community consultation for the Interim Planning Scheme); and the proposed rezoning will detriment the village feel of St Leonards.</p>	<p>(a) The proposal is in consistency with current planning legislation:</p> <ul style="list-style-type: none"> - the Outline Development Plan (ODP 2009) was developed before the GLP 2014 was adopted; - St Leonards Growth area is the major area specified by the GLP for greenfield development in Launceston municipality; - the residential density 15 dwelling per hectare is in line with GLP and Launceston Residential Strategy; - St Leonards Plan considers and respects the

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)

	<p>existing character.</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>
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4.2 Fiona Pepper (Representation 2)

Issue	Response
<p>Buying the block at 11 Audrey Avenue. The proposed subdivision will create four neighbours on the south-west boundary. Four different fence types could look very tatty. Request for the uniform fences with the same materials along the block at 11 Audrey Avenue.</p>	<p>The Launceston Interim Planning Scheme 2015 does not contain standards on fence types along the side and rear boundaries outside 4.5m of a frontage in the General Residential Zone. This is a matter to be discussed and agreed between landowners.</p> <p>The issue does not relate to the merits of the current application.</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>
<p>Request for the further information: The Public Open Space (POS) 1,440 as shown on the Plan (ECM document ID 3495395)</p> <p>(a) How it will be developed;</p> <p>(b) What are the costs of this development;</p> <p>(c) Is it the council's responsibility to develop this POS?</p>	<p>(a) There are no plans at this time to do more than have the land transferred to Council in a grassed state that can be readily maintained.</p> <p>(b) This inquiry is not relevant to the current application merits.</p> <p>(c) No, however, Council may identify the area for additional plantings, paths or features such as benches if there is an observed need. Monies taken from developers in lieu of open space can be used to fund these additional features.</p> <p>The issue does not relate to the merits of the current application.</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>
<p>Request for the further information: The Public Open Space (POS) 2, 793 as shown on the Plan (ECM document ID 3495395)</p> <p>(a) Will this area be fenced?</p> <p>(b) Who will be doing fencing?</p>	<p>The inquiry is related to another subdivision and associated POS, ie. to the lot 152471/1 under the Hillary Street Specific Area Plan.</p> <p>The issue does not relate to the merits of the current application.</p> <p>Modifications to the draft amendment are not recommended in relation to this issue.</p>

8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)

CONCLUSION

There are no reasons for Council not to proceed with the draft Amendment 35 and planning permit DA0115/2017. The report has provided an assessment of the representations and should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

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:

Land Use Planning and Approvals Act 1993 (the Act)
Launceston Interim Planning Scheme 2015
Northern Regional Land Use Strategy (NRLUS) 2016
Greater Launceston Plan (GLP) 2014
Launceston Residential Strategy (LRS) 2009-2029

The State Coastal Policy 1996
The State Policy on the Protection of Agricultural Land 2009
National Environmental Protection Measures (NEPMS)
Gas Pipelines Act 2000

- 8.3 Amendment 35 - 47 Benvenue Road, St Leonards - Rezoning Land From Low Density Residential Zone to General Residential Zone; Text Amendment for Standard F4.3.1 Subdivision Under Hillary Street Specific Area Plan ...(Cont'd)**
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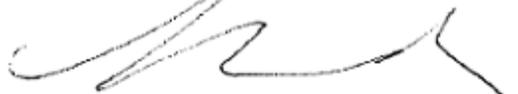
BUDGET & FINANCIAL ASPECTS:

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. 47 Benvenue Road, St Leonards- Instrument of Certification
 2. 47 Benvenue Road, St Leonards - Planning Permit
 3. 47 Benvenue Road, St Leonards- Endorsed Plan (electronically distributed)
 4. 47 Benvenue Road, St Leonards- Representation
-

Attachment 1 - 47 Benvenue Road, St Leonards- Instrument of Certification

Launceston Interim Planning Scheme 2015

Amendment No. 35

The Launceston Interim Planning Scheme 2015 Zoning at 47 Benvenue Road, St Leonards is to be amended from the Low Density Residential Zone to the General Residential Zone.

Text provisions within the standard F4.3.1 'Subdivision' under Hillary Street Specific Area Plan are to be amendment to remove clauses A1(b) and A1(c).

The Launceston City Council resolved at its meeting on 24 April 2017 that Amendment 35 to the Launceston Interim Planning Scheme 2015 meets the requirements specified in section 32 of the Land Use Planning and Approvals Act 1993.

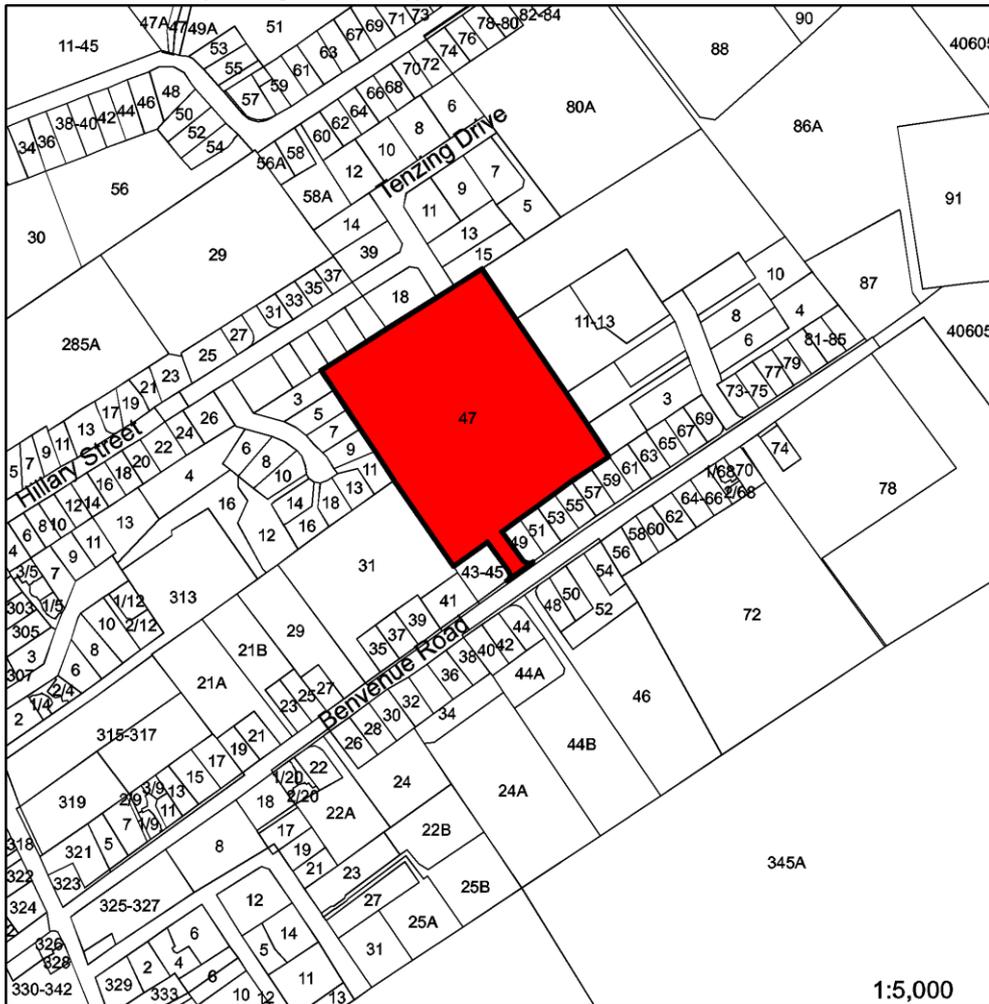
THE COMMON SEAL of the
Launceston City Council is affixed below,
pursuant to the Council's resolution on
24 April 2017 in the presence of:-

John Davis
Manager
Corporate Strategy
City of Launceston

Leanne Hurst
Director
Development Services
City of Launceston

Launceston Interim Planning Scheme 2015 AMENDMENT 35

Amend the interim planning scheme maps as below:



Rezoning from 12.0 Low Density Residential to 10.0 General Residential
(47 Benvenue Road, St. Leonards, Title : 126939/2)

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presence of: -

Date

John Davis
Manager Corporate
Strategy

Leanne Hurst
Director Development
Services

Attachment 2 - 47 Benvenue Road, St Leonards - Planning Permit

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 47 Benvenue Road, St Leonards

DEVELOPMENT/USE: Subdivision - residential; subdivide land into 32 lots plus road network

ZONE: General Residential

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 24/04/2017 (Minute No: 8.3), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The subdivision 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. Plan, Prepared by 6ty Pty Ltd P.M.W., Drawing No. PO1, Project No. 16.340, Project name 32 Lot Subdivision Proposal at 47 Benvenue Road St Leonards for Growth Developments, Revision A, Issue 01, Dated 20/02/2017.
- b. Bushfire Hazard Management Report: 47 Benvenue Rd, St Leonards, 7250, Prepared by Scott Livingston, AK Consultants, Dated 14 March 2017.

2. LEGAL TITLE

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

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00410-LCC).

4. BUSHFIRE SAFETY

Prior to commencement of the use, a certificate of compliance by an accredited person, must be submitted confirming all measures required under the approved bushfire management plan prepared by Scott Livingston, AK Consultants, are completed.

5. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- (a) Such covenants or controls are expressly authorised by the terms of this permit; or
- (b) Such covenants or similar controls are expressly authorised by the consent in writing of the Council.
- (c) Such covenants or similar controls are submitted for and receive written approval by



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

Permit No: DA0115/2017

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

6. DAMAGE TO COUNCIL INFRASTRUCTURE

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

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

8. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

9. SOIL AND WATER MANAGEMENT PLAN

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



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

Permit No: DA0115/2017

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

10. RETICULATED SERVICES

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

11. SUBMISSION AND APPROVAL OF PLANS

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

- (a) Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - (i) Electricity infrastructure including street lighting.
 - (ii) Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - (iii) Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- (b) be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- (c) be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- (d) be accompanied by:
 - (i) an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - (ii) a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

12. CONSTRUCTION OF WORKS

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

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

- (a) Stormwater
 - (i) Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve;
 - (ii) The provision of a DN 100 connection to the lowest point of each lot;
 - (iii) Provision of an overland flow path for flows up to a 100 year ARI storm event.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

Permit No: DA0115/2017

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

- (b) Roads - Tenzing Drive Extension
 - (i) Provision of a fully constructed road 8.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel;
 - (ii) Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps;
 - (iii) Provision of a single vehicular crossing for each lot within the subdivision;
 - (iv) Provision of a kerb layback for No. 45 Benvenue Road and No. 49 Benvenue Road to align with the existing informal accesses,
 - (v) Provision of a sealed temporary turning head of a suitable size for incomplete roads;
 - (vi) All necessary line marking, signage and other traffic control devices.
- (c) Roads - Cul de sac (110m long)
 - (i) Provision of a fully constructed road 6.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel;
 - (ii) Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps;
 - (iii) Provision of a sealed temporary turning head of a suitable size for incomplete roads;
 - (iv) All necessary line marking, signage and other traffic control devices.
- (d) Roads - Cul de sac (43m long)
 - (i) Provision of a fully constructed road 6.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel;
 - (ii) Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps;
 - (iii) Provision of a sealed temporary turning head of a suitable size for incomplete roads;
 - (iv) All necessary line marking, signage and other traffic control devices.
- (e) Public Open
 - (i) All public open space lots must be landscaped, provided with works to restrict traffic;
 - (ii) Electricity, Communications and Other Utilities;
 - (iii) An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority;
 - (iv) A public street lighting scheme must be designed and installed to the approval of the Responsible Authority** (refer Note at end of permit);
 - (v) An underground telecommunications system/broadband internet must be provided to service all lots and installed to the approval of the Responsible Authority.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

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All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

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

13. ACCESS OVER ADJACENT LAND

Where it is necessary, for the construction of the public works, to gain access to land not in the ownership of the developer the supervising engineer must:

- (a) Advise Council 21 days before access is required onsite so that notices pursuant to the *Urban Drainage Act 2013* can be issued to the landowner, then
- (b) Contact the adjacent land owners to advise them of the proposed works and assess any of their (reasonable) requirements which should be incorporated in the works and,
- (c) Ensure that client provides a signed statement advising the Council that they will pay all compensation cost for the easements and the Council's out-of-pocket costs (ie legal, valuation, etc if any). If the compensation claims appears unacceptable then the process under the *Land Acquisition Act 1993* will be followed.

14. CONSTRUCTION DOCUMENTATION

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

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

15. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the



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lodgement of a final plan of survey.

16. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- (a) The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- (b) The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- (c) The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

17. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Director Infrastructure Services, of the Certificate under section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

18. CONVEYANCE OF PUBLIC OPEN SPACE

All public open space lots in the Subdivision must be conveyed to the Council upon the issue of titles. All costs involved in this procedure must be met by the Subdivider.

19. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure Services Directorate

20. 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).

21. PROTECTION OF PUBLIC OPEN SPACE (EXISTING & PROPOSED)

The Public Open Space is to be protected from damage during the construction works by ensuring that:

- (a) Prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Public Open Space and the subject site.
- (b) No building material, stockpiles, skip bins or machinery are to be stored on the Public Open Space, or the land set aside for Public Open Space, except where directly relate



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- to infrastructure works required within the Public Open Space.
- (c) No excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of Council to maintain, the Public Open Space.
 - (d) No access to the subject site is permitted via the Public Open Space without express written consent from the Director Infrastructure Services.
 - (e) Where permission is granted to access subject site via the Public Open Space, any and all damage caused to the Public Open Space is to be remediated within the timeframe specified in the written consent to access.

22. REVEGETATION OF DISTURBED AREAS

All disturbed surfaces on land resulting from the buildings and works authorised or required by this permit must be revegetated and stabilised to the satisfaction of the Council so as to prevent any erosion or siltation either on or adjacent to the land.

23. STREET LANDSCAPING PLAN

Prior to the commencement of works, a landscape plan must be prepared by a suitably qualified person and submitted to the Council. Once approved by Council, it will form part of this permit. The approved landscaping of the site must:

- (a) Be completed prior to the sealing of the Final plan of Survey.
- (b) Provide shade trees on one side of the road of an approved species with a minimum planted height of 2.5m, a minimum trunk diameter of 25mm (measured 1m above the surface) and at an average spacing of one per 20m of frontage.
- (c) Have each shade tree provided with a means of irrigation, a root guard to prevent damage to adjoining infrastructure and an anti-vandalism tie down to prevent removal.
- (d) Be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each shade tree.

24. STAGED LANDSCAPING ON LARGE ESTATES PARKS

- (a) Prior to the commencement of works, a Landscaping Implementation Schedule must be submitted to the satisfaction of the Council. The schedule must indicate landscaping and site restoration works to be undertaken and these must be linked to the stages of subdivision.
- (b) Prior to the sealing of the Final plan of subdivision by the Council for any stage, the landscape works linked to that stage by the Landscaping Implementation Schedule must be completed or suitable alternative arrangements to the satisfaction of the Council.



Leanne Hurst

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Notes

A. General

This permit was issued based on the proposal documents submitted for DA0115/2017. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

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

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

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>>



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

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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.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

Permit No: DA0115/2017

Attachment 4 - 47 Benvenue Road, St Leonards- Representation

From: Adrian & Rochelle
Sent: 12 Jun 2017 23:49:29 +1000
To: Contact Us
Subject: Amendment Permit 35-47 Benvenue Road St Leonards
Attachments: 12 June 2017 Council Letter.docx

Att: General Manager – Launceston City Council

Dear Sir/Madam,

Please find attached letter in relation to the Amendment 35-47 Benvenue Road St Leonards.

If you have any questions in relation to this, please contact Adrian on [REDACTED].

Thank You

Adrian & Rochelle Wright
[REDACTED]

12 June 2017

General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS7250

Dear Sir/Madam,

Re Amendment 35 -47 Benvenue Road St Leonards

I am writing this letter to voice some concerns we have being property owners of [REDACTED]

Our major concern in relation to the development is the rezoning of the area from Low Density Residential to General Residential. We believe that the rezoning poses potential issues in the Hillary Street – Benvenue Road area in relation to increased traffic and lack of adequate infrastructure.

Allowing a development of 32 lots has the potential to increase traffic in the area by approximately 70 vehicles (allowing two per household). The majority of this traffic would use Hillary Street to access properties as it is closer to Johnsons Road. Hillary Street does not appear to be of adequate width to accommodate the increased traffic flow that the development would generate. As it stands, Hillary Street becomes rather congested, with vehicles parked on both sides of the street, it means frequent stopping to allow traffic to pass. The parked vehicles, combined with the gradient of Hillary Street make it difficult to see traffic travelling in both directions. We have witnessed many close calls at the Ashfield Court intersection due to vehicles being parked in Hillary Street.

Benvenue Road has many of the same issues as Hillary Street. A narrow street, combined with vehicles parked on both sides, and a steep gradient, make this street as hazardous as Hillary Street. To add to the issues, the intersection of Benvenue Road and St Leonards Road is particularly dangerous. With limited visibility and school traffic, increasing the vehicles that will potentially use this intersection will make the intersection more dangerous than it is currently.

Our concerns with infrastructure are mainly in relation to water. As it currently stands, the water pressure in the Ashfield Court – Hillary Street area is extremely low. Some days, filling sinks and baths can take an extended period of time. By allowing the rezoning of the area, it will double the number of houses requiring water from a system that is struggling to provide the existing properties.

As a part of the community consultation for the development of the interim planning scheme, it was decided that the blocks in the area were to be of a minimum size of 1500 square metres to keep with the village feel of the St Leonards area. The most recent developments within this area have

been completed in accordance with this plan. By allowing the rezoning of the area to accommodate this development would be detrimental to the village feel of St Leonards.

Whilst we are not against the low density residential development of the area we feel that rezoning to general residential and doubling the amount of lots within the area would put too much strain on the existing infrastructure; and a higher volume of traffic, would increase the chances of accidents in this area.

If you have any questions you would like answered, please do not hesitate in contacting Adrian on

██████████.

Yours truly

Adrian & Rochelle Wright

Fiona Pepper

[REDACTED]
Launceston, Tas, 7250

The General Manager
contactus@launceston.tas.gov.au

Re : DA115/2017 and Amendment 35-47 Benvenue Road St Leonards

To Whom it May Concern,

My name is Fiona Pepper and I am buying the block known as [REDACTED] Tasmania. I have some queries regarding DA115/2017:

The proposed new subdivision (32 Block) will mean I will have four neighbours on my western boundary. This could potentially mean four different fence types, which would look very tatty. Can I propose that this boundary be fenced uniformly with the same materials. I would be prepared to contribute to the cost of my boundary.

The POS (Public Open Space) shown on the plans "POS 1440m". There was little detail in the plan as to how this area will be developed and at whose cost. Is this, or will it be a council responsibility?. Can I please have some more detail on this POS and the POS 2793m it borders to the east (which is on my northern boundary). Will these areas be fenced? And who will be doing this. otmail

Kind Regards

Fiona Pepper
[REDACTED]
[REDACTED]

8.4 Amendment 31 - Partial Change in Zoning from Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4 - Road

FILE NO: DA0441/2016/SF6525

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission regarding a draft amendment to the Launceston Interim Planning Scheme 2015 and associated development application.

PLANNING APPLICATION INFORMATION:

Applicant:	Colin Smith - Woolcott Surveys
Properties:	135 Rostella Road, Dilston
Received:	21 September 2016
Advertised:	23 November 2016 to 20 December 2016
Representations:	Nil

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 April 2017 - Agenda Item 8.4 - Amendment 31 - Partial Change in Zoning from Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4) - resolved to initiate and publicly exhibit.

RECOMMENDATION:

That Council recommends to the Tasmanian Planning Commission that draft Amendment 31 be approved as certified and exhibited.

8.4 Amendment 31 - Partial Change in Zoning From Rural Resource to Rural Living and Development Application: Residential - Subdivision to Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages and Outbuilding, Lot 3 - Rostella Farm and Lot 4 - Road ...(Cont'd)

Note:

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the **former provisions** remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

1. Purpose of Report

Council initiated Amendment No. 31 at its Meeting of 24 April 2017. In accordance with former section 39(2) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Commission detailing its views on the representations and any other recommendations regarding the amendment it deems necessary.

2. Application

An application was lodged under section 43A of the *Land Use Planning and Approvals Act 1993* (the Act) for a combined rezoning amendment and development application for a subdivision.

The application proposes to rezone an area of 4.838 hectares from Rural Resource to Rural Living as well as a 4 lot subdivision (Lot 1 - Rostella House, Lot 2 - Farm cottages and outbuilding, Lot 3 Rostella farm, and Lot 4 road works).

3. Public Exhibition

The amendment was publicly exhibited from 24 May until 22 June 2017. It was placed in a daily circulating newspaper (*The Examiner*) on 24 May 2017 and 27 May 2017.

4. Representations

No representations were received and there are no identified reasons for Council not to proceed with the amendment as certified. The amendment should be forwarded to the Commission with a recommendation that it be approved without change.

8.4 Amendment 31 - Partial Change In Zoning From Rural Resource To Rural Living And Development Application: Residential - Subdivision To Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages And Outbuilding, Lot 3 - Rostella Farm And Lot 4 - Road ...(Cont'd)

CONCLUSION

There are no reasons for Council not to proceed with the Draft Amendment 31 and Planning Permit DA0441/2016.

ECONOMIC IMPACT:

The Launceston Planning Scheme 1996 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 Planning Scheme 1996 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 Planning Scheme 1996 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:

Land Use Planning and Approvals Act 1993 (the Act)
Launceston Interim Planning Scheme 2015

Northern Regional Land Use Strategy (NRLUS) 2016
Greater Launceston Plan (GLP) 2014
Launceston Residential Strategy (LRS) 2009-2029

The State Coastal Policy 1996
The State Policy on the Protection of Agricultural Land 2009
National Environmental Protection Measures (NEPMS)
Gas Pipelines Act 2000

- 8.4 Amendment 31 - Partial Change In Zoning From Rural Resource To Rural Living And Development Application: Residential - Subdivision To Create 4 Lots (Lot 1 - Rostella House, Lot 2 - Farm Cottages And Outbuilding, Lot 3 - Rostella Farm And Lot 4 - Road ...(Cont'd)**
-

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

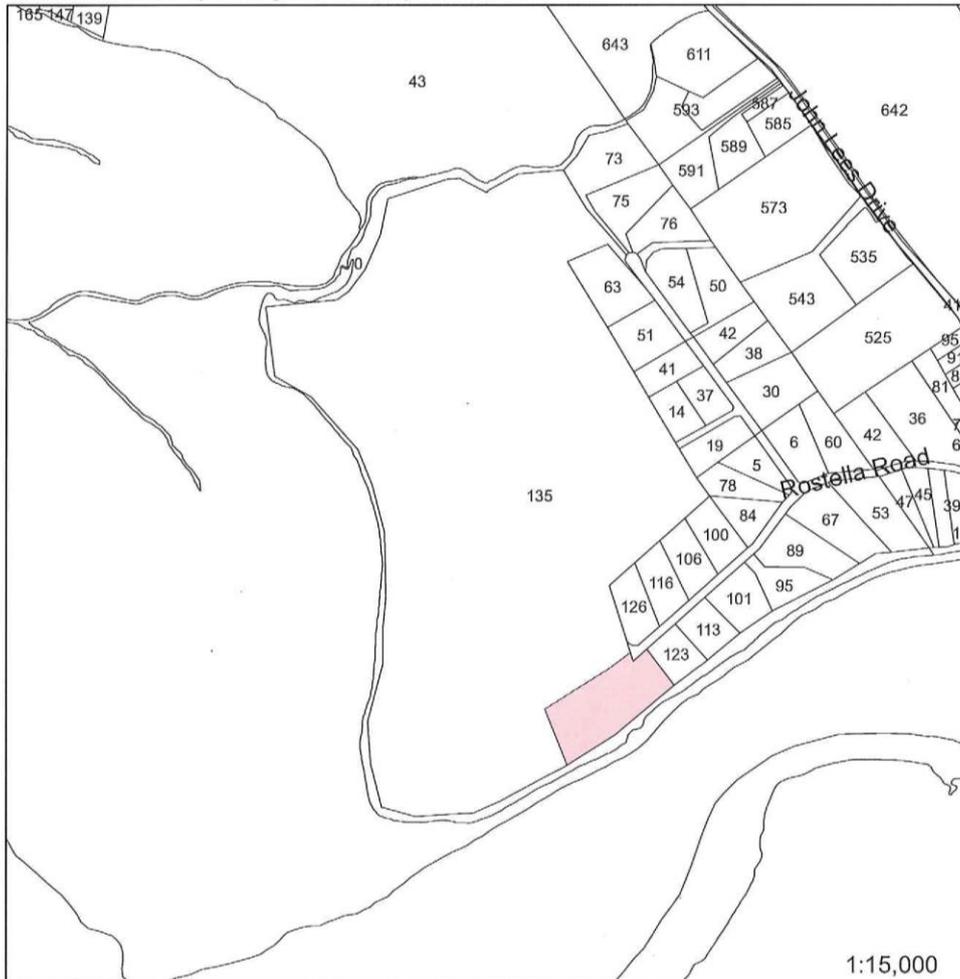
ATTACHMENTS:

1. 135 Rostella Road, Dilston - Instrument of Certification
 2. 135 Rostella Road, Dilston - Signed Planning Permit
 3. 135 Rostella Road, Dilston - Subdivision Plan
 4. 135 Rostella Road, Dilston - Zoning Plan
-

Attachment 1 - 135 Rostella Road, Dilston - Instrument of Certification

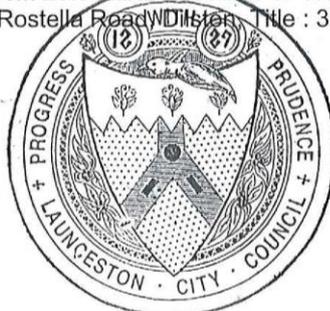
Launceston Interim Planning Scheme 2015
AMENDMENT 36

Amend the interim planning scheme maps as below:



Rezoning from 26.0 Rural Resource to 13.0 Rural Living
(135 Rostella Road Dilston Title : 38796/1)

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presence of: -



Date

Michael Tidey
Michael Tidey
Director
Corporate Services

Leanne Hurst
Leanne Hurst
Director Development
Services

Attachment 2 - 135 Rostella Road, Dilston - Signed Planning Permit

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 135 Rostella Road, Dilston

DEVELOPMENT/USE: Subdivision to create 4 lots (Lot 1 - Rostella House, Lot 2 - farm cottages and outbuildings, Lot 3 - Rostella farm & Lot 4 - road)

ZONE: Rural Living, Rural Resource

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 24/04/2017 (Minute No: 8.4), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The development must be carried out in accordance with the following endorsed plans and documents to the satisfaction of the Planning Authority except where modified by the Permit conditions below:

- (a) Application for a Combined Planning Scheme Amendment and Development Application under Section 43A of the Land Use Planning and Approvals Act 1993, prepared by Woolcott Surveys and dated February 2017;
- (b) Bushfire Assessment, prepared and signed by Accredited Practitioner Ian Abernethy (BFP 124) on 11/09/2016 was lodged as part of the application;
- (c) Job No. 2016-17 - File Name 2016-17_PROP_PLAN_90916, Sheet 1 of 2, dated 09/09/2016 and prepared by Woolcott Surveys; and
- (d) Job No. 2016-17 - File Name 2016-17_PROP_PLAN_90916, dated 09/09/2016 and prepared by Woolcott Surveys; and

2. LEGAL TITLE

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

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00260-LCC) (attached).

4. DAMAGE TO COUNCIL INFRASTRUCTURE

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



Leanne Hurst

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bylaws and legislation relevant to the development activity on the site.

5. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

6. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- (a) The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- (b) The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- (c) The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
- (d) Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

7. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

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PLANNING PERMIT*s.57 Land Use Planning and Approvals Act 1993***8. VEHICULAR CROSSING APPLICATION (RURAL STYLE DRIVEWAY)**

Prior to the commencement of the use, the development must be provided with an adequate all weather access from the edge of the road pavement to the property boundary in accordance with LGAT-IPWEA Tasmanian Standard Drawings TSD-R03 Rural Roads typical property access and TSD-R04 Rural Roads typical driveway profile, unless specified otherwise.

An application for such work must be lodged electronically via the Council's eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development. All new works must be constructed to Council standards. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and TasNetworks etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

9. SECTION 71 AGREEMENT

Prior to the sealing of the final plan, the owner of the land must enter into a Part 5 agreement with Council, to the extent of limiting the use of the three existing dwellings on Lot 1 to a single dwelling and prohibiting the use of the site for multiple dwellings or other uses approved by Council.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0441/2016.

This permit takes effect after:

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

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



Leanne Hurst

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s.57 Land Use Planning and Approvals Act 1993

B. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted.

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>>

Note:

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the *former provisions* remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 April 2017

Permit No: DA0441/2016

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

Tuesday 27 June 2017

- Attended official launch of the new Launceston Private Postnatal Care service at the Hotel Charles
- Officiated at a "Meet the Mayor" afternoon tea for Brazilian Students visiting Launceston College at the Town Hall

Wednesday 28 June 2017

- Attended the Australian Ballet performance of Giselle at the Princess Theatre

Thursday 29 June 2017

- Attended the UTAS Launceston 2017 Dinner at the Grand Chancellor

Saturday 1 July 2017

- Attended the launch of Cap Debt Centre (Christians Against Poverty) Dinner at Tailrace

Sunday 2 July 2017

- Attended the Official Luncheon to celebrate the running of the Salvation Army Fundraising Committee at the Launceston Turf Club

Monday 3 July 2017

- Attended the NAIDOC Flag Raising Ceremony in the Brisbane Street Mall

Tuesday 4 July 2017

- Attended the Beacon Signing Event at Prospect High School

Thursday 6 July 2017

- Officiated at the City of Launceston's Senior's Morning Tea at the Town Hall
 - Attended the HydroNet opening at Western Junction
-

9.1 Mayor's Announcements ...(Cont'd)

Friday 7 July 2017

- Attended the launch of the Young Business Incubator at Cowork, York Street
- Officiated at the Exhibition *The First Tasmanians - Our Story* at QVMAG Art Gallery

Saturday 8 July 2017

- Officiated at Operation Christmas Child at the Punchbowl Christian Centre
- Attended Hawthorn versus GWS at UTAS Stadium
- Attended the TSO Launceston performance of its Fireworks concert at the Albert Hall

Monday 10 July 2017

- Officiated at the City of Launceston's Scholarship and Bursary Presentations at the Town Hall
-

10 ALDERMEN'S REPORTS

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

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

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

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

12 COMMITTEE REPORTS**12.1 Tender Review Committee Meeting - 26 June 2017****FILE NO:** SF0100**AUTHOR:** Phil Bonney (Asset Management and Delivery Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Tender Review Committee (a delegated authority Committee).

RECOMMENDATION:

That Council receives the report from the Tender Review Committee Meeting held on 26 June 2017.

REPORT:

The Tender Review Committee Meeting, held on 26 June 2017, determined the following:

University of Tasmania Stadium - Boundary Fence LED Signage - CD.021/2017

The Tender Review Committee accepted the tender submitted by Media Imaging Pty Ltd for the supply and installation of a LED signage perimeter fence for University of Tasmania Stadium, at a cost of \$669,480 (excl. GST).

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.1 Tender Review Committee Meeting - 26 June 2017 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To ensure decisions are made in a transparent and accountable way and to continue to ensure the long-term sustainability of our Organisation

Key Directions -

1. To develop and consistently use community engagement processes
2. To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives

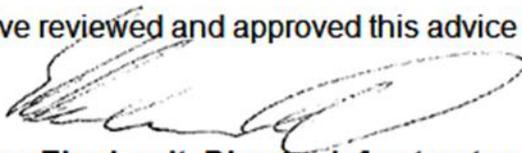
BUDGET & FINANCIAL ASPECTS:

This project is funded in accordance with the approved 2016/2017 budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

12.2 Heritage Advisory Committee Meeting - 22 June 2017**FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Design and Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 22 June 2017.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 22 June 2017.

REPORT:

At its Meeting held on 22 June 2017, the Committee discussed the following items:

Heritage Awards 2017

Committee members agreed the 2017 Heritage Awards had been very successful and congratulated all winners and participants, in particular the young people who submitted outstanding entries for Heritage Snap!

The Committee agreed it would be beneficial for the Heritage Awards for built works and promotional projects be held biannually. Heritage Snap! will continue as an annual event.

Launceston's City Heart Project

The Project Manager, Major Projects - Design and Investigation and Thomas Gunn (Footprints in the Past), provided the Committee with an update on the progress of the Civic Square redevelopment and the proposed heritage timeline in that space.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

12.2 Heritage Advisory Committee Meeting - 22 June 2017 ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders

Key Direction -

1. To develop and consistently use community engagement processes.

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

12.3 Sister City Committee Meeting - 22 June 2017 (Ikeda Visit)**FILE NO:** SF0175**AUTHOR:** Elizabeth Clark (Civic Affairs Coordinator)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider the report from the Sister City Committee on the planned visit to Ikeda, Japan.

RECOMMENDATION:

That Council approves:

1. The following Aldermen to travel to Ikeda, Japan as part of the Mayor's delegation to celebrate the 50th anniversary of the Sister City relationship
 - Mayor, Alderman Albert van Zetten
 - Alderman Robin McKendrick
 - Alderman Ted Sands
 - Alderman Karina Stojansek
 - Alderman Simon Wood
 2. The cancellation of the Strategic Planning and Policy Committee Meeting scheduled for Monday, 9 October 2017 to address issues arising relating to a lack of a quorum for the Meeting due to the travel arrangements for the visit to Ikeda.
-

REPORT:

The Sister City Committee (Alderman Rob Soward, Alderman Robin McKendrick and Alderman Jim Cox with Miss Elizabeth Clark in attendance) met on Thursday, 22 June 2017.

It was noted that there is a Council Meeting on Monday, 2 October 2017 therefore travel to Japan will commence on Tuesday, 3 October; arriving in Ikeda late on Wednesday, 4 October. As Ikeda is preparing for a number of ceremonies and so return travel planned to commence until Sunday, 8 October, arriving in Launceston some time on Monday, 9 October.

The Committee has suggested that, due to the number of Aldermen electing to visit Ikeda, the Strategic Planning and Policy Committee Meeting on Monday, 9 October 2017 be cancelled.

12.3 Sister City Committee Meeting - 22 June 2017 (Ikeda Visit) ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

A broad audience of the community benefits from the various cultural and educational programs that have occurred between our sister cities and Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 7 - A city that stimulates economic activity and vibrancy

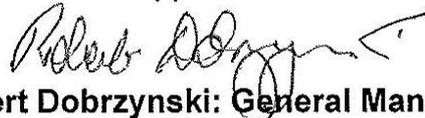
BUDGET & FINANCIAL ASPECTS:

Airfares, accommodation and gifts for the Ikeda visit will be funded from the Civic Affairs Sister Cities budget. Costs for airfares, accommodation and itinerary expenses are approximately \$3,000 per person. The Sister Cities budget for 2017/2018 is \$30,000 which includes provision for this delegation.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Robert Dobrzynski: General Manager

13 COUNCIL WORKSHOPS

Council Workshops conducted on 26 June and 3 July 2017 were:

- UTAS Master Plan Inveresk Update
- Cimitiere Street Development
- Food Vans - George Street
- Rates Revaluation
- Headstone Project
- St John Street Bus Stop

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Dog Management Policy Review****FILE NO:** SF0079**AUTHOR:** Debbie Fortuin (Manager Environmental Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider proposed amendments to the Dog Management Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 September 2007 - Agenda Item 11.1 - Dog Management Plan

SPPC - 29 May 2017 - Agenda Item 4.3 - Dog Management Policy Review

SPPC - 3 July 2017 - Agenda Item 4.3 - Dog Management Policy Review

RECOMMENDATION:

That Council approves the Dog Management Policy 10-Plx-013 (ECM Document #4093884, Version 18).

REPORT:

The Dog Management Policy was first adopted by Council in 2002. It underwent a number of subsequent amendments with a complete review undertaken in 2007, and the current Dog Management Policy was adopted on 24 September 2007.

The *Dog Control Act 2000* outlines the requirement to have a Dog Management Policy as follows:

"7. Dog Management Policy

(1) A council is to develop and implement a policy relating to dog management in its municipal area.

15.1 Dog Management Policy Review ...(Cont'd)

- (2) *A dog management policy is to include the following:*
- (a) *a code relating to responsible ownership of dogs;*
 - (b) *the provision of declared areas;*
 - (c) *a fee structure; and*
 - (d) *any other relevant matter.*
- (3) *A council is to –*
- (a) *invite public submissions relating to a proposed dog management policy; and*
 - (b) *consult with any appropriate body or organisation; and*
 - (c) *consider any submissions and results of any consultation before finalising the policy.*
- (4) *A council is to review its dog management policy at least once every 5 years.*
- (5) *In reviewing its dog management policy, a council is to take the actions referred to in subsection (3)."*

The Policy was put out for Public Consultation on Your Voice Your Launceston during December 2016 and January 2017. The survey was further advertised on Council's website and on Facebook. The total number of respondents from the Your Voice Your Launceston survey and separate submissions was 192.

The survey covered off on areas of significant change, namely the tighter measures to ensure registration compliance, single non-discounted dog registration, the lifelong dog registration and the changes to declared areas.

The results were as follows:

1. 85% agreed that the Dog Management Policy contained sufficient information.
2. 85% were in favour of lifelong registration.
3. 84% said they would purchase a lifelong registration at \$100 for the life of their young dog.
4. 80% were in favour of a single registration fee (ie. doing away with the discounted rate) thereby allowing us to send out a first and final notice, followed by enforcement in an attempt to reduce future non-compliances which sit at around 1300 annually.
5. 70% would not make any changes to the proposed declared areas.

Relevant Qualitative Feedback provided included:

1. The need for a discounted lifelong dog registration rate for pensioners (*this has since been included in the fees and charges and a proposed fee of \$50*).
 2. More patrols of the declared areas needed.
 3. The policy does not address penalties (*these are already contained in the Dog Control Act 2000*).
-

15.1 Dog Management Policy Review ...(Cont'd)

4. Does not contain information about nuisance barking (*this has since been included in the Policy*).
5. Need for information on consequences of non-compliance (*this has since been included in the Policy*).
6. Signage is not clear enough, confusing and difficult (*this has already been identified as an issue by staff and an audit of signage will be planned once the policy has been finalised*).
7. Patrons would like more off-lead areas and dog parks (*this is a matter for Natural Environment to consider within their Parks Planning activities*).
8. Numerous suggestions regarding changes to the declared areas. Practical suggestions made by survey submitters have been included in the proposed amendments to the declared areas as outlined below.
9. Further information sought on legislative defence regarding Dog Attacks - relating to attacks from a dog within its own yard (*this has since been included in the policy*).
10. Better fencing and maintenance of off-lead areas (*this will need to be built into Park's maintenance budget*).

The following outlines the proposed amendments:

1. A review of the declared areas have proposed changes that have brought them into line with the legislation and as such where some areas were previously (2007) described as Restricted Area No Dogs 24hrs these have been changed to Prohibited Public Area. This category includes areas such as swimming pools, sportsgrounds and playgrounds and these changes have been reflected on the new Maps. The category of Restricted Area to some maps has been added to identify areas that Council have declared (eg. City Park). This needs to be taken into consideration when reading the changes. The proposed declared areas are outlined in the attached Dog Management Policy under the heading **Declared Areas by Location**.
 2. A review of the fee structure and administrative systems has resulted in the proposed introduction of the lifelong registration of dogs. The proposed conditions of this registration are outlined in the attached policy. Currently the City of Launceston has over 10,000 dogs registered. It is not uncommon for staff to be following up in excess of 1,000 outstanding registrations annually. The more people that participate in lifelong registration, the less time and money will be spent on chasing outstanding registrations and renewals. Any loss of income from annual registrations over the life of the dog would be offset by efficiencies made in administration costs. With the average lifespan of a dog estimated at being 10 years, it would be cost effective for an owner to register a dog for the life of the dog. However, currently we have a large population of dogs at different ages, which would not make it beneficial for those owners to subscribe to this fee at this time. It is for this reason that we do not anticipate that the income will be significantly impacted initially, but rather, we expect the transition will be more gradual in nature.
-

15.1 Dog Management Policy Review ...(Cont'd)

Where a dog dies or moves out of the area within three years of registration, a 50% refund would apply. It is proposed that lifelong dog registrations from other Tasmanian Councils will be recognised here in Launceston and it is hoped that those Councils will reciprocate.

Further changes proposed relate to the administrative processing of registrations. It is proposed that a single non-discounted registration fee be adopted with a first and final renewal notice being sent out at the renewal time. Staff will then begin following up on non-renewals and issue infringements where non-compliance is confirmed. This will allow for administrative, financial and timing efficiencies.

3. Compulsory microchipping is now a requirement under the *Dog Control Act 2000* since 1 July 2011 and is now reflected in the proposed amended Policy.
4. Statement on Dogs on Lead, Emergency after hours, stray dogs, registration, dog attacks, dangerous dogs, barking dogs, enforcement processes, restricted breed dogs, kennel licence and the delta dog safe education program have all been included to better outline the administration of the requirements of the *Dog Control Act 2000*.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

In the absence of providing designated areas for dogs to exercise, people will exercise their dogs in areas at their discretion. This could lead to dogs being exercised in sensitive habitats for fauna and flora in parks and reserves around the city, negatively impacting on protected or sensitive fauna populations. By providing designated areas and prohibited areas, some management of these protected environments will be provided.

SOCIAL IMPACT:

Dogs are an important part of our society. Where dogs are not managed properly negative consequences can arise in the form of noise nuisance from barking dogs, or public safety issues from aggressive dogs, or dogs not otherwise under proper control. The Dog Management Policy along with the *Dog Control Act 2000* contributes to the regulation, management and control of dogs. The Dog Management Policy further encourages responsible pet ownership.

15.1 Dog Management Policy Review ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

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

Key Directions -

1. To develop and consistently use community engagement processes
3. To ensure decisions are made on the basis of accurate and relevant information
4. To continually improve our service delivery and supporting processes
5. To strategically manage our assets, facilities and services
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

Amendments to signage and fencing may need to be undertaken. This will lead to budgetary implications but cannot be calculated at this stage. It is proposed that any changes to the designated dog areas will be costed to the next financial year for roll out at that time.

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. Dog Management Policy 10-Plx-013 (ECM document # 4067854; Version 18)
(distributed electronically)
-

15.2 Increased Funding Request From The RSPCA**FILE NO:** 78670**AUTHOR:** Debbie Fortuin (Manager Environmental Services)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a request from the RSPCA for an increase the financial contribution for the managing of the pound on behalf of City of Launceston.

PREVIOUS COUNCIL CONSIDERATION:

Council - 30 July 2007 - Agenda Item 11.3 - RSPCA - Lease Arrangements

RECOMMENDATION:

That Council agrees to provide \$65,000 as a financial contribution to the RSPCA for the management of the pound facility at 19 Cavalry Road, Mowbray on behalf of the City of Launceston for the 2017/2018 financial year.

REPORT:

The City of Launceston (CoL) and the RSPCA have a lease agreement with a Memorandum of Understanding (MoU) which has been in place since 2007. The lease has expired and discussions are currently underway to review both the lease agreement and the MoU.

The MoU contains details regarding pound arrangements that the RSPCA undertakes for the CoL. As part of this arrangement the MoU states:

'Financial Contribution

Launceston City Council will pay \$55,000 per annum paid monthly in arrears to the RSPCA to operate the pound. This fee is to include coverage of wages and the cost of maintenance and euthanasia for dogs detained in Council's Pound. The actual cost of maintenance and impounding will be offset by the monies paid by dog owners upon collection of their dog. The RSPCA are to retain these monies and they shall be expended by the RSPCA on the provision of shelter, food and water for the dogs and cleaning materials for the premises.'

On 15 May 2017, CoL received a request from the RSPCA for an increase in financial contribution (Attachment 1).

15.2 Increased Funding Request From The RSPCA ...(Cont'd)

The RSPCA is requesting that the financial contribution be increased to \$80,000 per annum.

As per the MoU currently in place, the RSPCA receives \$55,000 per annum paid monthly in arrears as a contribution towards staff wages, pound maintenance and euthanasia. It further receives all impoundment and sustenance fees from reclaimed dogs which are intended to help subsidise the costs of running the pound. Impoundment and sustenance fees have increased since the inception of the Lease Agreement, while the annual financial contribution has not.

The RSPCA's submission outlines what it believes the annual contribution should be if the initial \$55,000 had been increased in line with CPI and wage increases, as indicated in table1 below:

Table 1

Staff wages @ 1.5 FTE	\$55,600	
Pound maintenance and euthanasia	\$34,000	
Total costs		\$89,600

The assessment of Council officers of the pound numbers (as provided by the RSPCA) and applicable income for the previous 12 months is outlined in table 2 as follows:

Table 2 - Projected Income over a 12 month period

Impound fees	13,230
Sustenance fees	12,038
Financial Contribution	55,000
Total Income	80,268

The calculated income (incorporating the existing annual contribution) is equivalent to the contribution amount being requested by the RSPCA. This indicates that the combined contribution and fees retained by the organisation should be sufficient to operate the service. In addition to the \$55,000 financial contribution, CoL provides the facility to the RSPCA at a peppercorn lease rate of \$25 per annum. The RSPCA also announced on 8 June 2017 that they will no longer be opening on Sundays, which should result in savings in wages.

It is recognised that the RSPCA provides a valuable service both in terms of operating the pound facility and also, as a separate service to the community, through the re-homing of abandoned dogs through its adoption program. Prior to having access to the pound operating figures, an amount of \$65,000 was included within the 2017/2018 budget for the annual financial contribution. It is therefore recommended that the budgeted amount of \$65,000 be approved by Council as the contribution to the RSPCA for the 2017/18 financial year, representing a \$10,000 increase.

15.2 Increased Funding Request From The RSPCA ...(Cont'd)

Ongoing discussions with the RSPCA will be held to review the lease agreement and MoU and options for the future management of the pound will be further explored.

ECONOMIC IMPACT:

Consideration contained in the report.

ENVIRONMENTAL IMPACT:

Impounding stray and wandering dogs is essential to ensure public and environmental safety.

SOCIAL IMPACT:

Dogs are an important part of our society however the risk of them not being under effective control impacts on public safety. The Dog Management Policy in conjunction with the *Dog Control Act 2000* (the Act) contributes to the regulation, management and control of dogs. A key avenue of control in the Act is the ability to impose financial penalties on dog owners by means of infringements and impoundment fees.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

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

Key Directions -

1. To develop and consistently use community engagement processes
3. To ensure decisions are made on the basis of accurate and relevant information
4. To continually improve our service delivery and supporting processes
5. To strategically manage our assets, facilities and services
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

As per 2017/2018 budget recommendations.

15.2 Increased Funding Request From The RSPCA ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Agreement for lease of RSPCA Headquarters and Council animal pound located at Cavalry Road, Launceston (distributed electronically)
 2. Letter from RSPCA Requesting Increased Yearly Contribution (distributed electronically)
-

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**18.1 Lease - Ravenswood Neighbourhood House****FILE NO:** SF0399**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To approve leasing an area of land at 6 Prossers Forest Road (part of Certificate of Title Vol 12932 Folio 1) to the Starting Point Neighbourhood House Incorporated as a Community Centre.

This decision requires an absolute majority of the Council.

PREVIOUS COUNCIL CONSIDERATION:

Council - 14 November 2016 - Agenda Item 18.2 - Ravenswood Neighbourhood House Lease - proposal approved and advertised

RECOMMENDATION:

That, in accordance with section 178 of the *Local Government Act 1993*, Council resolves to lease public land situated at 6 Prossers Forest Road (part of Certificate of Title Vol 12932 Folio 1) to the Starting Point Neighbourhood House Incorporated under the following terms:

- the term shall be 20 years commencing on 1 July 2017;
 - the lease amount shall be \$1 per annum;
 - tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water; and
 - other service charges (if any).
 - tenant shall continuously maintain:
 - building in good and reasonable order; and
 - public liability insurance of at least \$10 million.
-

18.1 Lease - Ravenswood Neighbourhood House ...(Cont'd)

REPORT:

At the Council Meeting on 14 November 2016, Council adopted the following recommendation:

That Council notifies its intention to lease public land pursuant to section 178 of the Local Government Act, which requires that the lease of public land that exceeds five years be advertised on at least two separate occasions in a daily newspaper circulating in the municipal area. The advertisement is to advise that objections to the proposed lease may be made to the general manager within 21 days of the date of the first publication. Council is to consider any objection lodged.

Advertisements were placed in the Examiner Newspaper on Saturday, 3 December 2016 and again on Saturday, 10 December 2016. No correspondence regarding the proposed lease was received by the closing date of 3 January 2017 nor has there been any received subsequently.

The Council has fulfilled its obligations with regard to the *Local Government Act 1993* and can now approve the lease of public land at 6 Prossers Road Centre (Attachment 1). The neighbourhood centre has been hired to the Ravenswood Neighbourhood House for over 16 years on an annual hire basis agreement. The Council's Customer Service Centre has been managing the bookings for the Community Centre over the years and has had at least two main user groups, the Ravenswood Christian Fellowship and Ravenswood Neighbourhood House.

Ravenswood Neighbourhood House is an incorporated body now known as Starting Point Neighbourhood House Inc. It is a not-for-profit organisation that has operated in the community since 1979 and has considerable trust and respect from the community. The Starting Point Neighbourhood House Inc. currently operates from the Centre five days per week with normal operating hours between 8.30am to 5.00pm with the odd Friday night or Saturday morning use for community events. On average approximately 400 people access the centre on a weekly basis. Over the past several years Starting Point Neighbourhood House Inc. has expanded their programmes, activities and opportunities in response to community needs and this has significantly changed their staffing levels (both paid and unpaid), participation rates and the use of the house.

The Department of Health and Human Services has, as part of their Capital Investment Program throughout the State, been supporting the Starting Point Neighbourhood House Inc. in finalising the changes and upgrade to the Community Centre. Negotiations began over two years ago on the basis of a 20 year lease to secure the funding from the Government Neighbourhood House Capital Investment Program and this leasing period has been a non-negotiable item for the Department of Health and Human Services (Attachment 2).

18.1 Lease - Ravenswood Neighbourhood House ...(Cont'd)

A grant deed to the value of \$204,753 has been received to allow Capital improvement of the Council facility. The building renovations have been underway since February 2017 and are due for completion by 30 June 2017.

This lease period is inconsistent with the maximum five year lease period (plus 10 year extension for capital improvements greater than \$100,000), but given the negotiations began before settlement of the proposed policy and the significant advantages to the Ravenswood community that improves the function of the facility, such a concession is considered acceptable.

ECONOMIC IMPACT:

The proposal will have a positive economic impact on the local economy.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is a social benefit by allowing successful tenants to continue to provide an important community service for Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 1 - A creative and innovative city
Ten-year goal - To foster creative and innovative people and industries
Key Directions -
3. To optimise the use and usability of our assets for different types of activities
5. To promote the wide variety of learning opportunities within Launceston

18.1 Lease - Ravenswood Neighbourhood House ...(Cont'd)

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 Directions -

2. To plan services and facilities that recognise the changing demographics of our community
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
5. To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

BUDGET & FINANCIAL ASPECTS:

Not considered material to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Map of leased area and footprint of Community Centre
 2. Letter of proposal from the Department of Health and Human Services (DHHS)
-



Created: 17/03/2016

NOTE:

While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan. Launceston City Council 2015

Ravenswood Neighbourhood House

Scale : 1:500
(at A4)



Attachment 2

Department of Health and Human Services

GPO Box 125, HOBART TAS 7001 Australia
Ph: 1300 135 513
Web: www.dhhs.tas.gov.au



Contact: Warren Lewis
Phone: (03) 6166 3654
Facsimile: (03)
E-mail: warren.lewis@dhhs.tas.gov.au
File:

Barry Pickett
Parks and Recreation
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Attention: Tricia De Leon-Hillier

Dear Mr Pickett

Subject: Ravenswood Neighbourhood House - Lease and Capital Investment Program

I refer to previous correspondence on this matter and recent discussions between representatives of Council and this department.

As requested, I wish to confirm this department's support that Council establish a long term lease for the advised maximum period of 20 years with the Ravenswood Neighbourhood House at 6 Prossers Forest Road, Ravenswood.

As previously corresponded with your Director Infrastructure Services, establishment of this lease would then enable this department to finalise a Grant Deed to Council, to the value of \$204,753, for agreed capital works at the above property.

I thank Council for their support of this project, which is part of the Government's Neighbourhood House Capital Investment Program, which has invested nearly \$6m to date into properties statewide occupied by Neighbourhood Houses.

Yours sincerely

A handwritten signature in black ink, appearing to read "Ingrid Ganley".

Ingrid Ganley
Acting Chief Executive Housing and Disability Reform

11 October 2016

Copy to: Manager Ravenswood Neighbourhood House

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Budget 2017/2018 - City of Launceston Rating Framework****FILE NO:** SF7024/SF0521**AUTHOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the Council's Rating Framework for the financial year ending 30 June 2018.

Pursuant to Part 9 of the Local Government Act 1993, this decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

Pursuant to Part 9 of the *Local Government Act 1993*, Council adopts the following Rating Framework for the financial year ending 30 June 2018.

Rating Resolution**1. General Rate:**

1.1 Pursuant to sections 90 and 91 of the *Local Government Act 1993*, the Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of Launceston for the period commencing 1 July 2017 and ending 30 June 2018, which consists of two components as follows:

- (a) A rate of **7.2042** cents in the dollar on the assessed annual value of the land; and
- (b) A fixed charge of **\$275**.

1.2 That pursuant to Section 107(1) and (2) of the *Local Government Act 1993*, by reason of:

- (a) the use or non-use of any land which is within the municipal area; and
- (b) the locality of the land;

Council declares, by absolute majority, that component 1.1(a) of the General Rate is varied for the financial year as follows:

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

- (i) For land used for commercial purposes, that is not located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **0.2877** cents in the dollar to **7.4919** cents in the dollar;
- (ii) For land used for commercial purposes and which is located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **1.7486** cents in the dollar to **8.9528** cents in the dollar;
- (iii) For land used for industrial purposes, the rate is varied by **increasing** it by **0.4258** cents in the dollar to **7.6300** cents in the dollar;
- (iv) For land used for public service purposes, the rate is varied by **increasing** it by **0.2944** cents in the dollar to **7.4986** cents in the dollar;
- (v) For land used for primary production purposes, the rate is varied by **increasing** it by **0.4082** cents in the dollar to **7.6124** cents in the dollar;
- (vi) For land used for sporting or recreation facilities, the rate is varied by **decreasing** it by **0.0484** cents in the dollar **7.1558** cents in the dollar;
- (vii) For land used for quarrying and mining, the rate is varied by **decreasing** it by **2.2296** cents in the dollar to **4.9746** cents in the dollar; and
- (viii) For land which is vacant land, the rate is varied by **decreasing** it by **0.5752** cents in the dollar to **6.6290** cents in the dollar

Definition CBD Rate Variation Locality

- 1.3 That pursuant to section 107(1)(c) of the *Local Government Act 1993*, by reason of the location of any land which is within the following parts of the municipal area, namely:
- (a) That portion of the City of Launceston as is bounded by Wellington, Cameron, George and York Streets;
 - (b) Those properties having a frontage on the Eastern side of George Street from numbers 37 to 115 (both inclusive);
 - (c) Those properties having a frontage on the Southern side of York Street from numbers 45 to 123 (both inclusive);
 - (d) Those properties having a frontage on the Northern side of Cameron Street from numbers 44 to 70 (both inclusive) and on the Southern side of that Street from numbers 41 to 93 (both inclusive);
 - (e) Those properties having a frontage on the Eastern side of St John Street from numbers 119 to 153 (both inclusive) and on the Western side of that Street from numbers 116 to 128 (both inclusive);
 - (f) Those properties having a frontage on the Eastern side of Charles Street from numbers 179 to 205 (both inclusive) and on the Western side of that Street from numbers 126 to 156 (both inclusive); and
 - (g) Those properties having a frontage on the Northern side of Brisbane Street from numbers 36 to 60 (both inclusive) and those having a frontage on the Southern side of that Street from numbers 43 to 65 (both inclusive),

the Council declares this area to be defined as the **CBD Rate Variation Locality** for the purposes of clause 1.2.

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

Maximum Percentage Increase

1.4 Pursuant to section 88A of the *Local Government Act 1993*, the Council, by absolute majority sets the following maximum percentage increase as a result of the municipal revaluation in component (a) of the general rate in clause 1.1 of 500% and then declares by absolute majority that the maximum percentage is varied under section 107 of the *Local Government Act 1993* according to the use or predominate use of land, by decreasing the maximum percentage to **20%** for all land which is used or is predominately used for residential purposes.

2. Service Charges – Waste Management Service:

Pursuant to section 94, of the *Local Government Act 1993*, the Council makes the following service charges on all rateable land within the municipal area of Launceston (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2017 and ending on 30 June, 2018, namely:

2.1 Service charges for waste management in respect of all land to which the Council supplies different waste management services comprising:

- (i) The supply of mobile garbage bins;
- (ii) The supply of a recycling service;
- (iii) The collection of garbage bags purchased by owners or occupiers of land from the Council;

as follows:

- (a) (i) **\$102** for an existing 85 litre mobile garbage bin and 1 recycle bin;
- (ii) **\$102** for a 140 litre mobile garbage bin and 1 recycle bin;
- (iii) **\$215** for a 240 litre mobile garbage bin and 1 recycle bin; and
- (b) **\$2.60** per bag for the collection of prepaid garbage bags purchased by owners or occupiers from the Council for collection within the area that this service is supplied to.

2.2 Pursuant to section 94(3) of the *Local Government Act 1993*, and by absolute majority, the Council varies each of the charges at clause 2.1(a) within different parts of the municipal area for land used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities and/or quarrying and mining purposes as follows:

- (i) **\$102** for an existing 85 litre mobile garbage bin;
 - (ii) **\$102** for a 140 litre mobile garbage bin;
 - (iii) **\$215** for a 240 litre mobile garbage bin.
-

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

2.3 In respect of the service charges for waste management:

- (a) If any land to which the waste management service is supplied is the subject of separate rights of occupation which are separately valued in the valuation list prepared under the *Valuation of Land Act 2001*, then the charge applies to each such separate occupation;
- (b) Pursuant to section 94(3) of the *Local Government Act 1993*, and by absolute majority, the Council declares that the service charge varies within different parts of the municipal area by reference to the use or predominant use of land as follows:
 - (i) For all land used for residential purposes where there is more than 1 separate right of occupation which is separately valued in the valuation list prepared under the *Valuation of Land Act 2001* and where the rate payer has elected by notice in writing delivered to the General Manager on or before the 1st day of July 2017 not to have a waste management service, then the service charge is varied to **Nil**;
 - (ii) For all land which is used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities, quarrying and mining purposes and where the rate payer in respect of that land elects by notice in writing delivered to the General Manager on or before the 1st day of July 2017 not to have a waste management service, then the service charge is varied to **Nil**;

3. Service Rates - Fire Service:

3.1 Pursuant to section 93A of the *Local Government Act 1993*, the Council makes the following service rates in respect of the fire service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area for the period commencing 1 July 2017 and ending on 30 June, 2018, as follows:

District	Cents in the dollar of Assessed Annual Value
Launceston Permanent Brigade Rating District	1.3847
Lilydale Volunteer Brigade Rating District	0.3758
General Land	0.3317

3.2 Pursuant to section 93(3) of the *Local Government Act 1993*, the Council sets a minimum amount payable in respect of this service rate of **\$39**.

4. Separate Land:

4.1 Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

5. Adjusted Values:

5.1 For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the *Local Government Act 1993*.

6. Instalment Payment:

6.1 Pursuant to section 124 of the *Local Government Act 1993*, the Council:

- (a) Decides that all rates are payable by all rate payers by four instalments which must be of approximately equal amounts.
- (b) Determines that the dates by which instalments are to be paid shall be as follows:
 - (i) The first instalment on or before 31 August, 2017;
 - (ii) The second instalment on or before 30 November, 2017;
 - (iii) The third instalment on or before 31 January, 2018; and
 - (iv) The fourth instalment on or before 30 April, 2018.
- (c) If a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

7. Penalty and Interest:

7.1 Pursuant to section 128 of the *Local Government Act 1993*, if any rate or instalment is not paid on or before the date it falls due then:

- (a) There is payable a penalty of **3.0%** of the unpaid rate or instalment; and
- (b) There is payable a daily interest charge of **0.02054795% (7.5% per annum)** in respect of the unpaid rate or instalment for the period during which it is unpaid.

8. Words and Expressions:

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

REPORT:

This resolution has the purpose of translating the total budgeted rate revenue into rates and charges.

20.1 Budget 2017/2018 - City of Launceston Rating Framework ...(Cont'd)

ECONOMIC IMPACT:

The Council has a significant economic impact in the region through its revenue raising and spending.

ENVIRONMENTAL IMPACT:

The budget contains specific projects and ongoing programs to improve environmental outcomes.

SOCIAL IMPACT:

The budget contains specific projects and ongoing programs to improve social outcomes. The structure distributes the rates accordingly to property values.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To continue to ensure the long-term sustainability of our Organisation
Key Direction -
6. To maintain a financially sustainable organisation

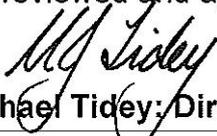
BUDGET & FINANCIAL ASPECTS:

The rate resolution provides the legal authority to levy the rates totalling \$65m as detailed in the Council's Statutory Estimates.

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.


Michael Tidey: Director Corporate Services

ATTACHMENTS:

1. City of Launceston Proposed Valuation and Rating Details Year Ending 30 June 2018
-

Attachment 1 - City of Launceston Proposed Valuation and Rating Details Year Ending 30 June 2018

**City of Launceston
Proposed Valuation and Rating Details
Year Ending 30 June 2018**

	2018 \$000	2017 \$000
<u>Rates and Charges Summary</u>		
Residential		
General Rate	26,772	27,407
General Charge	8,077	7,275
	34,849	34,682
Commercial		
General Rate	9,351	8,965
General Charge	819	744
	10,170	9,709
Industrial		
General Rate	2,930	2,838
General Charge	228	207
	3,158	3,045
Primary Production		
General Rate	890	948
General Charge	157	143
	1,047	1,091
Public Service		
General Rate	3,043	2,744
General Charge	161	146
	3,204	2,890
Quarry and Mining		
General Rate	5	4
General Charge	2	2
	7	6
Sport and Recreation		
General Rate	234	225
General Charge	24	21
	258	246
Vacant (non-use)		
General Rate	501	489
General Charge	316	288
	817	777
Total General Rate	43,726	43,620
Total General Charge	9,784	8,826
Total General Rate and Charges	53,510	52,446
Waste Management Charge	3,471	3,410
CBD Promotional Services	504	500

City of Launceston

Proposed Valuation and Rating Details

Year Ending 30 June 2018

	2018 \$000	2017 \$000
Fire Levy		
Urban	7,382	6,998
Rural	142	136
Lilydale	11	10
	7,535	7,144
Total Rates and Charges	65,020	63,500
Rate Remission		
General	189	186
General - Retirement Home	712	530
	901	716
Fire General	14	14
Fire General - Retirement Home	75	74
	89	88
	990	804
 <u>CBD Promotional Budget</u>		
Income		
City Rates (Differential Component)	504	500
	504	500
Expenses		
Operations	504	500
Surplus/(Deficit)	-	-
 Variation in General Rate (cents per \$AAV)		
From General	1.7486	2.1170
From Commercial	1.4609	1.5920
 <u>State Fire Commission</u>		
Income		
Fire Rate	7,535	7,144
Interest	15	15
	7,550	7,159
Expenses		
Fire Levy	7,535	7,144
Remissions	89	88
Surplus/(Deficit)	(74)	(73)

The Council is required under legislation to collect Fire rates on behalf of the State Fire Commission.

20.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017

FILE NO: SF0523

AUTHOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the approval of the Schedule of Rate Remissions for 2016/2017.

This decision, pursuant to section 129(4) of the Local Government Act 1993, requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually

RECOMMENDATION:

Pursuant to section 129 of the *Local Government Act 1993*, Council in accordance with its policies, the schedule of Rates Remissions for 2016/2017, totalling \$881,529.53 and indicated in the table hereunder, be approved.

Description	Penalty and Interest	General Rate	General Charge	Service Rates	Amount of Remission
General Rates Foregone on Charitable Organisations	-	157,941.42	26,474.32	-	\$184,415.74
General Rates Foregone on Manses, Presbyteries	-	3,663.94	750.00	-	\$4,413.94
Approved by Council - Aged Care	-	440,621.71	124,250.00	78,460.65	\$643,332.36
CBD Levy Foregone on Private Residences	-	666.11	-	-	\$666.11
Jetties and Slipways	-	520.88	3,750.00	360.24	\$4,631.12
Other	2,484.61	30,033.74	2,052.94	9,458.19	\$44,029.48
Interest and Penalty - Small Remissions in Accordance with Policy 23-PI-006	40.78	-	-	-	\$40.78
Totals	\$2,525.39	\$633,447.80\$	\$157,277.26	\$88,279.08	\$881,529.53

REPORT:

The schedule, as presented, is based on the application of Council's current rating remissions practices and specific remissions policies.

20.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017 ...(Cont'd)

- (a) Rating Exemptions and Remissions for Crown Lease Jetties and Slipways Policy (23-PI-008)
- (b) Property Debt (Small Charge) Remission Policy (23-PI-006)
- (c) Rating Exemption for Properties Owned and Occupied by Charitable Organisations

The remissions have been based on written application as per section 129(2) of the *Local Government Act 1993* except in limited circumstances where a verbal request is considered appropriate.

The variance to budget is attributable to an offsetting variance in rate revenue due to an underestimate of the amount of the revenue and the same remission for retirement homes.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
 Priority Area 8 - A secure, accountable and responsive Organisation
 Ten-year goals - To continue to ensure the long-term sustainability of our Organisation
 Key Direction -
 6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

Remission of rates and charges of:

	Actual	Budget	Variance
Total	\$881,529.53	\$805,500.00	(\$76,029.53)

The key drivers of the variance are:

- remissions involving the correction in property values for five properties; and
- an increase in the amount of remissions related to aged care.

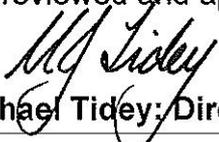
20.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017 ...(Cont'd)

The Council's revenue includes these amounts as rate revenue with an offsetting expense for the same amount. Were these remissions not provided either in part or in full, the expense would be reduced and the rates required to be levied could also be reduced.

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.


Michael Tidey; Director Corporate Services

21 GENERAL MANAGER'S DIRECTORATE ITEMS**21.1 Nomination - Tamar Estuary Management Taskforce****FILE NO:** SF2377**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To endorse the Council nomination of a representative on the Tamar Estuary Management Taskforce.

PREVIOUS COUNCIL CONSIDERATION:

SPPC - 3 July 2017 - Agenda Item 4.3 - Tamar Estuary Management Taskforce Representative

RECOMMENDATION:

That the Council:

1. Nominates the General Manager as the City of Launceston representative to the Tamar Estuary Management Taskforce.
 2. Forms a Tamar Estuary Working Group comprised of Alderman Williams, Alderman Finlay, Alderman Wood and Alderman Sands to make recommendations to the Council on policy and strategic matters relating to the Tamar Estuary.
-

REPORT:

Following a request from The Hon Peter Gutwein (Treasurer and Minister for Planning and Local Government) for Council to nominate a representative to serve on the Tamar Estuary Management Taskforce, the matter was discussed at the 3 July 2017 Strategic Planning and Policy Committee Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

21.1 Nomination - Tamar Estuary Management Taskforce ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To seek and champion collaboration to address major issues for Northern Tasmania
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Correspondence from The Hon Peter Gutwein
-

I hope that your Council is prepared to be involved in this important task and look forward to hearing from you as soon as possible.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Gutwein', written over the 'Yours sincerely' text.

Hon Peter Gutwein
Treasurer and Minister for Planning and Local Government

21.2 Signing of the Friendship Agreement between Launceston and Putian**FILE NO:** SF0175**AUTHOR:** Elizabeth Clark (Civic Affairs Coordinator)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider and receive a report from the Sister City Committee on a proposed Friendship City Agreement.

RECOMMENDATION:

That Council approves the signing of the Friendship City Agreement between Launceston and Putian, China during a visit by members of the Putian Municipal Government in August 2017.

REPORT:

The Sister City Committee (Alderman Rob Soward, Alderman Robin McKendrick, Alderman Jim Cox with Miss Elizabeth Clark in attendance) met on Thursday, 22 June 2017 and the following item was discussed.

Mr Zheng Jianxiong from Putian Municipal Government contacted Council on 9 June 2017 indicating that a delegation from Putian is planning a visit to Launceston on 23 and 24 August 2017 and they wish to sign a Friendship City Agreement during this visit.

The members of the delegation are:

- Lin Qingsheng, Chairman of Putian Municipal Committee of the Chinese People's Political Consultative Conference
- Chen Jianhua, Secretary-General of Putian Municipal Committee of the Chinese People's Political Consultative Conference
- Zhang Zongxian, Director of Foreign and Overseas Chinese Affairs Office of Putian Municipality
- Chen Jintang, Chairman of Putian Federation of Returned Overseas Chinese
- Zheng Jianxiong, Staff Member of the Putian Municipal People's Association for Friendship with Foreign Countries

The delegation does not include the Mayor or Deputy Mayor/s. The delegation does not include either Chen Liang (who visited Launceston in July 2014) or Huang Jingliang who are Directors of the Foreign and Overseas Chinese Affairs Office of Putian. They have been the key people responsible for coordination of the two delegations to Putian and linking to the relevant officialdom. Zheng Jianxiong is the interpreter and our main contact with Putian.

**21.2 Signing of the Friendship Agreement Between Launceston and Putian
...(Cont'd)**

A copy of the draft Friendship City agreement is attached.

A copy of the Putian and Launceston Strategic Action Plan is attached which outlines actions taken to date.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

A broad audience of the community benefits from the various cultural and educational programs that have occurred between our sister cities and Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 7 - A city that stimulates economic activity and vibrancy

BUDGET & FINANCIAL ASPECTS:

Ceremonial expenses for the Putian visit will be funded from the Economic Development budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Draft Friendship City agreement between Putian and Launceston
 2. Putian and Launceston Strategic Action Plan outlining actions to date
-

Attachment 1 - Draft Friendship City agreement between Putian and Launceston

**AGREEMENT ON THE ESTABLISHMENT OF
FRIENDSHIP RELATIONSHIP BETWEEN
CITY OF LAUNCESTON, THE COMMONWEALTH OF
AUSTRALIA AND PUTIAN CITY, THE PEOPLE'S
REPUBLIC OF CHINA**

City of Launceston, the Commonwealth of Australia and Putian City, the People's Republic of China, for the purpose of enhancing understanding and friendship between the peoples of Australia and China and intensifying the friendly cooperation between the cities, in accordance with the Joint Communique Governing the Establishment of Diplomatic Relations between the Commonwealth of Australia and the People's Republic of China, jointly agree to establish friendship relationship through amicable consultation.

Both sides agree to promote the friendly contacts between the peoples of the two cities, and the exchanges and cooperation in every field like economy, trade, culture, sports, education, and tourism etc. on the basis of equality and mutual benefit.

Done in duplicate in XX on XX, the Agreement is written in English and Chinese languages, both texts being equally authentic. The Agreement shall enter into force on the date of its signature.

This Agreement will be valid for five years. Upon expiration, it may remain in force if neither side terminates it.

Mayor of City of Launceston
State of Tasmania

Mayor of Putian City,
Fujian Province

The Commonwealth of Australia The People's Republic of China

Attachment 2 - Putian and Launceston Strategic Action Plan Outlining Actions to Date

**Putian and Launceston Friendship /Sister City Agreement -
Strategic Action plan**

Purpose

The purpose of this strategic action plan is for the Cities of Putian and Launceston to identify practical outcomes and partnership opportunities with various stakeholders to strengthen the friendship /sister city relationships between the two cities.

Background

3 - 4 July 2014, a delegation from the Fujian Foreign Affairs Office visited the City of Launceston as guests of the City. Following this meeting there were discussions between the two cities and an agreement to sign a "Letter of Intent from the Establishment of Friendship Relationship between City of Launceston Tasmania and Putian Municipal Government China" was reached.

November 2014, at the Invitation of the Premier of Tasmania Will Hodgman, Mr You Quan, Secretary of the CPC Fujian Provincial Committee and Chairman of the Fujian Provincial People's Congress visited Tasmania. The Secretary of the CPC Standing Committee of Fujian Province and the Premier of the State of Tasmania signed an agreement to establish a Joint Committee for Cooperation and Development between the two regions during this visit. This agreement built a platform to establish Sister City relationships between the cities of Putian and Launceston.

March 2015, at the invitation of Putian City, the Mayor, General Manger and Economic Development Officer from the City of Launceston joined with the Premier of Tasmania on a trade delegation to Fujian Province to meet with the representatives of the Putian City. On 27th March 2015 a "Letter of Intent from the Establishment of Friendship Relationship between City of Launceston Tasmania and Putian Municipal Government China was signed by the Mayors of both Cities in Fuzhou, China.

3rd September 2015 the Mayor, General Manger and Economic Development Officer from the City of Launceston joined with the Tasmanian Minister of State Growth Mr Mathew Groom in a delegation to China and again met from 5 -8th September with representatives of Putian City to participate in meetings of the Joint Committee for Cooperation and Development. During these meetings the City of Launceston presented proposals for artistic collaboration in dance and film. Putian City presented proposals for collaboration between No 2 School Putian and Launceston College, Launceston.

There is now an established friendly exchange between two cities. The Mayor of Putian expressed his hope for establishing a sister-city relationship with the City of Launceston. Both Cities hope the Sister City Agreement will record both the establishment and support the maintenance of a successful sister city relationship.

It is agreed between the two Cities that on condition to the full approval of both higher level authorities in accordance with their country's relevant regulation, that a sister-city relationship will be formed to promote cultural, commercial, economic, trade, science, educational, public health, sports exchange and cooperation between two cities together with other exchanges that the two cities may from time to time agree upon, which can further promote the friendship between the two cities and benefit the two cities as well.

Aims and objectives

It is agreed that Both Cities shall:-

1. Take the opportunity to further the establishment of sisterhood to further deepen and enhance the mutual friendship by supporting and participating in such events as "Fujian Week" in Tasmania and "Tasmania Week" in Fujian, as well as business match making seminars of small medium enterprises and tourism resources, exhibitions and promotion.
2. Facilitate exchanges and cooperation between Putian City and Launceston City respectively in such fields as economy and trade, agriculture, forestry, fisheries, education, culture and tourism.
3. Promote trade and commerce between the two cities in:-

Agriculture

- Wine processing and import & export.
- Import & export of superfine wool and woollen products.
- Aquatic products processing, including abalone and sea weed.

Education

- To support the exchange of students and teacher training between Putian University and the Launceston Campus of the University of Tasmania.
- To support the evaluation of the opportunity to establish a Chinese education base in the Launceston Campus of the University of Tasmania.
- To support the exchange of ideas in education and technology and an exchange by correspondence between schools in the two cities.
- To support the exchange of primary and secondary students and teacher training between Putian schools and Launceston schools.

Tourism

- To introduce Putian tourism projects to Launceston City.
- To invite delegations of tourism and news media from Launceston City to attend the "Mazu (Sea Goddess) Cultural Tourism Festival".
- To hold a "Putian Food Festival" in Launceston City and Launceston Food festival in Putian City.

Art

- To organize troupes of Putian drama to hold performances in Launceston City and troupes of Launceston drama to stage performances in Putian City.
- To organize masterpieces of art works (painting and calligraphy, Blackwood furniture) from Putian City to be displayed in Launceston City.

Other opportunities as they develop

- To explore and facilitate mutually beneficial opportunities for both Cities.

Review of Strategic Action Plan

To ensure that Putian and Launceston Friendship /Sister city Action Plan remains relevant and up to date, it is recommended that progress towards meeting the aims and objectives be reviewed by both cities every three years.

Signed in duplicate in Launceston on ? day, ? month, 2016. The Declaration of formation of a Sister City relationship between Putian and Launceston Cities is written in both English and Chinese languages, both texts being equally authentic.

Putian People's Government
Mayor

City of Launceston Government
Mayor

(Signature)
Date: 2016.??

(Signature)
Date: ?? 2016

22 URGENT BUSINESS

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

23 CLOSED COUNCIL

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

23.1 Confirmation of the Minutes**23.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017****23.3 General Manager Recruitment****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

23.1 - Confirmation of the Minutes

Regulation 34(6)

23.2 Annual Remissions Rates and Charges - Year Ended 30 June 2017

Regulation 15(2)(g)

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

23.3 General Manager Recruitment

Regulation 15(2)(g)

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

24 MEETING CLOSURE
