



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 5 FEBRUARY 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 5 February 2018

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: 5 February 2018

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.

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by several vertical strokes and a final upward stroke.

Michael Stretton
General Manager

25 January 2018

Mr Michael Stretton
General Manager
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Dear Michael,

COUNCIL MEETING

In accordance with regulation 4 of the *Local Government (Meeting Regulations) 2015* which states:

4. *Convening meeting of council*
 - (1) *The mayor of a council may convene council meeting.*

I request that you make the necessary arrangements for the next Ordinary Meeting of Council to be convened on Monday, 5 February 2018 commencing at 1.00pm in the City of Launceston Council Chamber, Town Hall, St John Street, Launceston.

Yours sincerely



Alderman A M van Zetten
MAYOR

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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 22 January 2018 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 - Installation of Light at St Leonards Dog Park

FILE NO: SF0097/SF0901

AUTHOR: John Davis (Manager Corporate Strategy)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Ms Candice Akister regarding the installation of a light at the St Leonards Dog Park.

RECOMMENDATION:

That, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the installation of a light at the St Leonards Dog Park, tabled by the General Manager and submitted by Ms Candice Akister.

REPORT:

A paper petition, containing 50 signatures with a printout of a further 80 electronic signatures attached, was received from Ms Candice Akister. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition states:

We, the citizens of Launceston, Tasmania, petition the Launceston City Council to install a light at the St Leonards Dog Park to make the park useable in the evening during the winter months. We propose the idea of the light being on from approximately 5.30pm - 9.00pm. This would serve the local residents well and keep the cost of power to a minimum. We request the light be installed to also discourage inappropriate behaviour in the car and dog parks and keep the site a safe and community friendly area.

This petition has been forwarded to Mr Barry Pickett (Natural Environment Manager) for action. 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.

5.1 Petition - Installation of Light at St Leonards Dog Park ...(Cont'd)

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

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

ATTACHMENTS:

1. Petition Extract - Installation of a light at St Leonards Dog Park
-

Attachment 1 - Petition Extract - Installation of a Light at St Leonards Dog Park

To Barry Pickett

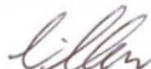
Please receive the enclosed petition for a light at St Leonards dog park.

There is also an online petition on www.change.org which has received a further 80 responses.

Looking forward to hearing from you soon.

Regards,

Candice Akister



11 Mercer st
St Leonards
TAS 7250

FILE No.	SF0901.			
EO	OD	✓	Box	✓
RCV'D		11 JAN 2018	LCC	
Doc No.				
Action Officer	Noted	Replied		
B. Pickett				

ECOPY J. Davis

6 COMMUNITY REPORTS

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

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

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 22 January 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Basil Fitch at the Council Meeting of 22 January 2018 and a response has been provided by Mrs Leanne Hurst (Director Development Services).

Question:

How much was paid to GHD for preparing the report regarding Amendment 43?

Response:

The total cost of GHD preparing the report and recommendation with respect to Amendment 43 to the Launceston Interim Planning Scheme 2015 was \$3,385.80 (inclusive of GST).

7.1.2 Public Question on Notice - Mr Paul Spencer - Council Meeting - 22 January 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

The following question was asked by Mr Paul Spencer at the Council Meeting of 22 January 2018 and a response has been provided by Mr Dale Sinfield (Director Major Projects).

Question:

Were all underground services upgraded by TasWater prior to major works commencing in the Mall?

Response:

As part of design development for the Brisbane Street Mall redevelopment, all utility providers were consulted. The TasWater Development Manager attended a series of design development meetings and as such provided the City of Launceston with the condition assessment and serviceability for all water and sewer infrastructure within the Brisbane Street Mall.

TasWater identified a number of redundant connections and as such TasWater will work collaboratively with the City of Launceston during construction to remove these services.

More broadly and in consultation with other service providers, a number of other utilities will be rationalised as part of the Brisbane Street Mall redevelopment construction.

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 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage

FILE NO: DA0599/2017

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:	Japara Healthcare Ltd
Property:	25 Waveney Street, South Launceston
Zoning:	Inner Residential
Receipt Date:	13/11/2017
Validity Date:	29/11/2017
Further Information Request:	29/11/2017
Further Information Received:	13/12/2017
Deemed Approval:	6/02/2018
Representations:	11

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0599/2017 Residential - retirement village; demolition of 68 dwellings; construction of 126 dwellings and community centre/bowls club; convert chapel to activity centre, in stages; and signage at 25 Waveney Street, South Launceston, subject to the following conditions:

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Sheet, prepared by Thomson Adsett, drawing no. TP-00, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - b. Existing Site Plan, prepared by Thomson Adsett, drawing no. TP-01, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - c. Site Plan, prepared by Thomson Adsett, drawing no. TP-02, Cosgrove Park Waveney Street, South Launceston, revision 6, dated 12-12-2017
 - d. Site Plan - Part A, prepared by Thomson Adsett, drawing no. TP-02.01, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
 - e. Site Plan - Part B, prepared by Thomson Adsett, drawing no. TP-02.02, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
 - f. Site Plan - Part C, prepared by Thomson Adsett, drawing no. TP-02.03, Cosgrove Park Waveney Street, South Launceston, revision 2, dated 12-12-2017
 - g. Staging Plan, prepared by Thomson Adsett, drawing no. TP-03, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 04-12-2017
 - h. Site Elevations, prepared by Thomson Adsett, drawing no. TP-04, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
 - i. Site Elevations, prepared by Thomson Adsett, drawing no. TP-05, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
 - j. ILU Type 1, prepared by Thomson Adsett, drawing no. TP-10, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - k. ILU Type 2 - Single, prepared by Thomson Adsett, drawing no. TP-20, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - l. ILU type 2 - Double, prepared by Thomson Adsett, drawing no. TP-21, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - m. ILU Type 3 - Single, prepared by Thomson Adsett, drawing no. TP-30, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - n. ILU Type 3 - Double, prepared by Thomson Adsett, drawing no. TP-31, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - o. ILU Type 4B, prepared by Thomson Adsett, drawing no. TP-40, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - p. ILU Type 4B, prepared by Thomson Adsett, drawing no. TP-41, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - q. ILU Type 4C, prepared by Thomson Adsett, drawing no. TP-42, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - r. ILU Type 4C, prepared by Thomson Adsett, drawing no. TP-43, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - s. ALU & Bowls Club - Overall, prepared by Thomson Adsett, drawing no. TP-50, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
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8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

- t. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-51, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - u. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-52, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - v. ALU & Bowls Club - Plans, prepared by Thomson Adsett, drawing no. TP-53, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - w. ALU & Bowls Club - Elevations, prepared by Thomson Adsett, drawing no. TP-54, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - x. ALU & Bowls Club - Sections, prepared by Thomson Adsett, drawing no. TP-55, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - y. Community Centre - Plans, prepared by Thomson Adsett, drawing no. TP-60, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - z. Community Centre - Elevations, prepared by Thomson Adsett, drawing no. TP-61, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - aa. Shadow Diagram 9am, prepared by Thomson Adsett, drawing no. TP-70, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - ab. Shadow Diagram 12pm, prepared by Thomson Adsett, drawing no. TP-71, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - ac. Shadow Diagram 3pm, prepared by Thomson Adsett, drawing no. TP-72, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - ad. Perspectives, prepared by Thomson Adsett, drawing no. TP-80, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - ae. Signage Details, prepared by Thomson Adsett, drawing no. TP-81, Cosgrove Park Waveney Street, South Launceston, revision 3, dated 27-10-2017
 - af. Materials & Finishes, prepared by Thomson Adsett, drawing no. TP-82, Cosgrove Park Waveney Street, South Launceston, revision 4, dated 27-10-2017
 - ag. Civil Services General Arrangement, prepared by Pitt & Sherry, drawing no. LN17050-P100, Cosgrove Park Redevelopment, dated 06-10-2017
 - ah. Civil Services Sheet 1 of 2, prepared by Pitt & Sherry, drawing no. LN17050-P101, Cosgrove Park Redevelopment, dated 06-10-2017
 - ai. Civil Services Sheet 2 of 2, prepared by Pitt & Sherry, drawing no. LN17050-P102, Cosgrove Park Redevelopment, dated 06-10-2017
 - aj. Existing Impervious Area, prepared by Pitt & Sherry, drawing no. LN17050-P103, Cosgrove Park Redevelopment, dated 06-10-2017
 - ak. Proposed Impervious Area, prepared by Pitt & Sherry, drawing no. LN17050-P104, Cosgrove Park Redevelopment, dated 06-10-2017
 - al. Preliminary Landscape Design, prepared by Etch Architects, drawings no. TP-01 to TP-16, Cosgrove Park, revision P2 dated 24-11-2017
 - am. Traffic Impact Assessment, prepared by Pitt & Sherry, document set no. 3694299, Cosgrove Park Redevelopment, version 2, dated 15-12-2017
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- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
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2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01859-LCC) (attached).

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. CAR PARKING

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

Accessible car parking spaces shall be provided in accordance with Part D3 of the National Construction code 2014, as amended from time to time.

5. USE OF PARKING AREAS

Areas set aside for the parking and movement of vehicles as shown on the endorsed plans must be made available for such use and must not be used for any other purpose.

6. LIGHTING OF CAR PARK

The lighting of the car park area must be located and designed with suitable baffles so that no direct light is emitted outside the boundaries of the car park area.

7. REMOVAL OF EXISTING SIGNS

Prior to the erection or display of the signs approved by this permit, all other signs at the site access points on the subject land must be removed.

8. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

9. SIGN MAINTENANCE

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

10. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
 - b. Completed prior to the use of each stage commencing; and
 - c. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.
-

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

11. EXTERNAL FINISHES

All external materials, finishes and colours must be in accordance with the endorsed Schedule of Materials/Colours.

12. NON REFLECTIVE EXTERIOR FINISH

All external cladding and roofing of the buildings must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council.

13. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

Sunday or Public Holidays - no works

14. DRIVEWAY CONSTRUCTION

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

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

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

15. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 year storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site for the same event with the site developed to a level of 85% impervious.

The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust. Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
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16. AMENDED PLANS REQUIRED

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

- a. A revised site plan showing the size and location of onsite detention structure(s) to address stormwater discharge from the site, required to comply with the Advice to the Drainage Authority contained in the TasWater Submission to Planning Authority Notice (SPAN).
- b. Calculations prepared by a suitably qualified/experienced hydraulics designer to support the size and location of the structures and mechanisms detailed in a. above.
- c. Revised parking layout, with dimensions and swept paths where necessary to demonstrate compliance with the recommendations contained in Section 3.5.3 Site Layout Review of the Traffic Impact Assessment (TIA) prepared by Pitt & Sherry (Ref LN17050H001 TIA 31P Rev00/RM/cy).
- d. All works proposed within the road reserve including but not limited to the removal of all redundant vehicle accesses and their replacement with kerb and channel, footpath and nature strip to match the adjacent construction.

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.

17. 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.

18. 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.
-

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

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.

19. 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.

20. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered without the prior approval of Technical Services.

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 and 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 crossovers and driveways will be at the applicant's expense.

21. SOIL AND WATER MANAGEMENT PLAN

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

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (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. EXTERIOR AND SECURITY LIGHTING PLANNING

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

24. 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).

25. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved refuse disposal facility or reclaimed/recycled if possible.

26. DEMOLITION

The Developer must:

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

Notes

A. Building Permit Required

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

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

B. Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.

C. Plumbing Permit Required

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

D. General

This permit was issued based on the proposal documents submitted for DA0599/2017. 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 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.

E. 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.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

F. Appeal Provisions

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

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

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

G. Food Premises

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

REPORT:

1. THE PROPOSAL

It is proposed to redevelop the existing retirement village at Cosgrove Park, 25 Waveney Street, South Launceston. Specifically, the proposal includes the following components:

- Demolish the existing 68 dwellings;
- Construct a total of 126 dwellings (independent living units in a combination of detached, conjoined and terraced units with one or two bedrooms);
- Redevelop the bowls club facility to provide new club facilities and some independent living units;
- Redevelop the existing chapel to provide an activity centre;
- Construction of internal roadways, car parking and landscaping; and
- Signage at the three site entrances.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is the existing Cosgrove Park Retirement Village site, located above the Ainslie House site and between Lithgow Street, Normanstone Road and Waveney Street, South Launceston.

The site is elevated, with fall generally northwards towards the Ainslie House site.

The site is connected to all infrastructure services and currently contains a nursing home, bowls club, chapel and 68 independent living units which were constructed many years ago and now no longer adequately address market expectations.

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The general area is developed for residential purposes.

3. PLANNING SCHEME REQUIREMENTS

Part C - Special Provisions

9.4 Demolition

9.4.1 Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement of the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan.

Not Applicable

The proposal to demolish 68 of the existing retirement dwellings is an integrated component of the application to develop 126 retirement dwellings, a community centre and bowls club and convert the chapel into an activity centre at 25 Waveney Street, South Launceston.

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

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

11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.

11.1.1.4 To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.

11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.

Consistent

The proposal to demolish the existing 68 retirement dwellings and to construct 126 new dwellings, to meet the changing expectations and demands of the growing retirement sector, is consistent with the purpose of the zone to provide for a variety of residential uses and dwelling types close to services and facilities.

- 8.1 **25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**

11.4 Development Standards

11.4.7 Site coverage

Objective:

To:

- (a) ensure that the site coverage of residential development and ancillary buildings respects the character of the surrounding area;
- (b) reduce the impact of increased stormwater runoff on the drainage system; and
- (c) provide for landscaping and private open space.

Consistent

The proposed redevelopment of the site will respect the existing streetscape and that of the surrounding area.

The new dwellings will present to the street as single or conjoined dwellings with green space between and thus maintains consistency with a residential street and an apparent intensity not dissimilar to the existing situation.

Additional stormwater runoff will be captured on site and released at a rate acceptable to TasWater.

Whilst the total amount of undeveloped open space throughout the site will decrease, the site will be landscaped to a high standard and all dwellings will have small areas of private open space, plus the proposed open space areas associated with the community centre.

A1.1 Site coverage must be no greater than 60%; and

A1.2 No less than 25% of the site must be pervious to rainfall.

Complies

The site is some 70,000m². It is proposed that buildings will cover approximately 23,000m² or 32% of the site. More than 25% of the site will remain pervious to rainfall.

11.4.8 Building height

Objective:

To ensure that the building height respects the character of the surrounding area.

Consistent

All the proposed dwellings around the perimeter are single storey up to 4.5m high and the double storey bowls club facility and units is internal and to a maximum height of 7.9m

A1 Building height must be no greater than 9m.

Complies

All buildings are to be below 9m in height.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

11.4.9 Frontage setbacks

Objective: To ensure that the setbacks from a frontage respect the character of the surrounding area.
Consistent
A1.1 The primary frontage setback must be no less than: (a) 4m; or (b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in the Figure 11.4.9 below; and Figure 11.4.9 - Primary Frontage Setback for Infill Lots A1.2 Setback from a frontage other than a primary frontage must be no less than 3m; and A1.3 Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.
Complies The proposed building setbacks are 4m from frontages with Normanstone Road and Waveney Street and 12m from Lithgow Street.

11.4.10 Rear and side setbacks

Objective: To ensure that the setbacks are compatible with the character of the surrounding area and minimise the impacts on the amenity and solar access of adjoining dwellings.
Consistent The site is bordered by roads and otherwise by the Ainslie House Retirement Village.
A1 Buildings must be set back from the rear boundary no less than 2.5m.
Complies The minimum side or rear boundary setback, to the Ainslie House site, is three metres.
A2 Buildings must be set back from side boundaries no less than: (a) for lots 1,000m ² or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or (b) for lots greater than 1,000m ² , 2.0m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.
Complies The site is greater than 1000m ² . The proposed dwellings adjacent to these boundaries at 4.5m high and therefore require a setback of 2.3m. The minimum side or rear boundary setback, to the Ainsley House site, is three metres. The bowls club and upper units has a height of 7.8m and therefore requires a minimum setback of 3.9m. This building is located centrally within the complex and is some 87m from the side boundary.

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11.4.11 Walls on boundaries

Objective:

To ensure that the location, length and height of a wall on a boundary:

- (a) is compatible with the character of the area; and
- (b) minimises the impact on the amenity of adjoining sensitive uses.

Consistent

No walls are built on or within 150mm the boundary. The adjoining sensitive use is another retirement village.

11.4.12 Location of car parking

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

Consistent

Each retirement dwelling will be provided with a single garage. There are an additional 50 parking spaces centred around the bowls club and the community centre, plus further parking associated with the existing nursing home.

A1 Shared driveways or car parks of residential buildings must be located no less than 1.5m from the windows of habitable rooms.

Complies

The internal roadways and parking areas are all further than 1.5m from windows to habitable rooms.

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

Complies

No parking is located in the primary setback.

A3 A garage or carport must be:

- (a) within 10m of the dwelling it serves; and
- (b) located no less than 5.5m from a frontage; or
- (c) with a setback equal to or greater than the setback of the dwelling to the frontage; or
- (d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.

Complies

All garages are internal to the dwellings. The parking provided for the units above the bowls club are in an immediately adjacent car park. No car parking is closer to the frontage than the dwelling.

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<p>A4</p> <p>(a) The total width of the door or doors on a garage facing a frontage must be no wider than 6m; or</p> <p>(b) the garage must be located within the rear half of the lot when measured from the frontage.</p>
<p>Complies</p> <p>All garages face the internal roads rather than the street frontage.</p>

11.4.13 Overlooking

<p>Objective:</p> <p>To minimise:</p> <p>(a) overlooking into private open space and habitable room windows; and</p> <p>(b) the impact on the amenity of the adjoining and the subject site.</p>
<p>Consistent</p> <p>A1.1 A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:</p> <p>(a) be offset no less than 1.5m from the edge of one window to the edge of the other; or</p> <p>(b) have sill heights no less than 1.7m above floor level; or</p> <p>(c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or</p> <p>(d) have permanently fixed external screens to no less than 1.7m above floor level; and</p> <p>(e) have obscure glazing and screens must be no greater than 25% transparent; or A1.2 New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.</p>
<p>Complies</p> <p>Fences and privacy screens are shown in the landscape plans.</p>

11.4.14 North-facing windows

<p>Objective:</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>
<p>Consistent</p> <p>There are no north facing windows on existing buildings on the subject site or those on the opposite side of Normanstone Road or Waveney Street that may be affected by this development.</p>

11.4.15 Daylight to windows

<p>Objective:</p> <p>To allow adequate daylight into habitable room windows.</p>
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Consistent

All dwellings will receive adequate daylight through windows to habitable rooms.

11.4.16 Density control of multiple dwellings

Objective:

To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road and the surrounding area.

Consistent

The use is Residential -retirement village. The development presents, in form and scale, to the street frontages as primarily single dwellings, notwithstanding that many are conjoined.

11.4.20 Streetscape integration and appearance

Objective:

To:

- (a) integrate the layout and form of residential development with the road; and
- (b) promote passive surveillance; and
- (c) enhance streetscapes.

Consistent

The nature of the retirement village has the dwellings orientated to the internal roads, which of itself promotes passive surveillance. The landscape plan ensures enhanced streetscapes both internally and externally.

A1 Dwellings, other than outbuildings, must:

- (a) have a front door and a window to a habitable room in the wall that faces a road; or
- (b) if not immediately adjacent to a road, face an internal driveway or common open space area.

Relies on Performance Criteria

The dwellings are orientated towards the internal roadways, rather than the surrounding public roads.

P1 Dwellings, other than outbuildings, must respect the streetscape and enable passive surveillance, having regard to:

- (a) the character of the streetscape;
- (b) observation of roads, internal driveways and communal open space; and
- (c) providing an identifiable and visible entrance.

Complies

The dwellings that also have frontage to a public road, respect the streetscape through design, separation and landscaping. All have open space areas orientated to the public road, enabling passive observation of internal and external roadways.

A2 Dwellings, other than outbuildings, must provide a porch, shelter, awning, recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.

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Complies
A3 The height of fences on and within 4.5m of a frontage must be no higher than: (a) 1.2m if solid; or (b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.
Complies
No boundary fencing is proposed.

11.4.21 Outbuildings and swimming pools

Objective: To ensure that outbuildings and swimming pools: (a) do not detract from the character of the surrounding area; (b) are appropriate to the site and respect the amenity of neighbouring lots; and (c) dwellings remain the dominant built form.
Consistent No outbuildings or swimming pools are proposed. The conversion of the chapel to an activity centre and the redevelopment of the bowls club are both consistent with the character and amenity of the area.

11.4.22 Earthworks and retaining walls

Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.
Consistent The redeveloped bowls club will have an increased footprint and require additional excavation to maintain the lower floor level consistent with the playing surface.
A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.
Relies on Performance Criteria Cut of more than 1.0m will be required as the proposed redeveloped bowls club will cut between 1.3 and 2.6m below natural ground level.
P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to: (a) the topography of the site;

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- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

Complies

The proposed earthworks will not have an unreasonable impact on adjoining dwellings as it is part of an integrated development of the whole site and links with the existing bowling greens. This structure is centrally located within the site and will have no impact on the amenity of adjoining lots.

11.4.23 Development for discretionary uses

Objective:

To ensure that development for discretionary uses is sympathetic to the form and scale of residential development and does not adversely impact on the amenity of nearby sensitive uses.

Consistent

The proposal is to redevelop the existing retirement village. It will present a series of single and conjoined dwellings to each street frontage in a form and scale consistent with residential development in the broader area.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8.0m;
- (e) the bulk and form of the building;
- (f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

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Complies

Nearby sensitive uses are the existing nursing home, the adjoining retirement village and dwellings on the opposite sides of Normanstone Road, and Waveney and Lithgow Streets. Having regard to all of the prescribed matters, the proposed redevelopment of the existing retirement village is considered to be compatible with the form and scale of residential development and to not unreasonably impact on the amenity of nearby sensitive uses.

Representations received during the public exhibition of the proposal raised concerns regarding traffic safety and parking on the adjoining streets. The applicant's traffic engineer has provided additional information demonstrating the relatively low increase in predicted traffic levels as a result of the redevelopment and the increased parking available on-site. This supports the conclusion that there will not be an unreasonable impact on the amenity of nearby sensitive uses.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

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

Consistent

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The existing junctions to Waveney Street and Lithgow Street will experience increased usage given the closure of access to Normanstone Road and the increase in the number of dwellings. The applicant's traffic engineer has advised that the scale and impact of this increase will be relatively minor.

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

The applicant's advice that the site currently generates some 143 vehicle movements per day and that the proposed development will generate an additional 123 vehicle movements per day.

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They predict some 30% will travel along Waveney Street from each access - an increase of 37 movements per day each. They also predict 40% will travel along Lithgow Street - an increase in 50 vehicle movements per day.

Thus, the performance criteria must be relied upon when considering the potential impact on the Lithgow Street access.

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

The applicant's traffic engineer has responded, advising that the level of expected traffic increase on Lithgow Street, being some 50 vehicles per day into an existing volume of 1260 is relatively minor and well within the capacity of the road.

The access itself is 7.3m wide and well-marked and defined by solid entrance fencing. It is on the outside of the existing corner and provides unobstructed views in both directions for vehicles entering Lithgow Street.

The access is safe and the increased use will not unreasonably impact on the efficiency of the road.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective:

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

Consistent

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

Complies

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.

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Relies on Performance Criteria

The site currently has multiple accesses to Waveney Street, most of these will be closed and a new access constructed between the existing access near Normanstone Road and that to the existing nursing home.

P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the nature of the road;
- (c) the speed limit and traffic flow of the road;
- (d) any alternative access to a road;
- (e) the need for the access or junction;
- (f) any traffic impact assessment; and
- (g) any written advice received from the road authority.

Complies

Currently there are two access points to the north of the chapel and these provide access to the chapel and to the bowls club plus linkages through to other units and Lithgow Street. Traffic to and from the bowls club is likely to be reasonably evenly split between this Waveney Street access and that to Lithgow Street.

These access points to Waveney Street will be closed and replaced with a new access to the south of the chapel, which will be redeveloped into a community centre. The applicant's traffic engineer predicts that 30% of site traffic will be through this new access (30% through the existing Waveney Street access near Normanstone Road and 40% to Lithgow Street). With an expected traffic volume to and from the site of 266 movements per day, this equates to some 79 daily movements through this proposed new access.

No evidence is offered to determine quantities of this traffic turning north to Peel Street or south to Normanstone Road.

From the site inspections conducted as part of the assessment, Waveney Street presents as a residential street rising from Peel Street, reaching a peak and falling to Normanstone Road. Traffic is reasonably light (the TIA advises currently 490 vehicles per day) and there is ample parking available on the street. Notwithstanding the change in level preventing vision along its complete length, sight lines at the proposed junctions are adequate to provide for safe use.

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Issues raised by representors concerning sightlines at the Waveney and Peel Street junction are not strictly relevant to this application as this is an existing junction, remote from the subject site, and one over which the applicants have no control. Crash data from the Department of State Growth, shows only one crash on Peel Street in the last ten years and that involved a parked car and was not related to the Peel and Waveney Street junction.

The proposed access points are assessed as safe and to not unreasonably impact on the efficiency of the 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.

Complies
The Traffic Impact Assessment provided by the applicants traffic engineer, advises that the sight distances meet the requirements of the Australian Standards at each of the access points and intersections.

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 to demolish the existing 68 dwellings and to construct 126 dwellings to form the retirement village. Each of the dwellings will have either an internal garage or, as in the case of those dwellings integrated with the bowls club, access to adjacent car parking.

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To cater for visitors and users of the bowls club and community centre and the activity centre, an additional 54 spaces are provided.

E6.5 Use Standards

E6.5.1 Car parking numbers

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

Consistent

A1 The number of car parking spaces must:

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

Relies on Performance Criteria

A residential use, in other than the general residential zone, is expected by Table E6.1 to provide one space per bedroom, plus one visitor space for every five dwellings. This equates to 322 car parking spaces for the proposed development.

The applicants propose a total of 180 car parking spaces on site and rely upon the performance criteria.

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

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

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

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

- (a) the intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the locality; or

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

Complies

The applicant's traffic engineer, in the Traffic Impact Assessment, argues in accordance with P1.2, that the provision of 180 car parking spaces is adequate for the needs of the retirement village and its associated bowls club and community centre.

It is argued that the dwellings will house a single person or a couple and that additional bedrooms will be infrequently used for accommodation purposes. Most residences will have only a single small car.

The demand for parking at the community centre will be low as most users of the centre will be residents, many of whom will walk. The bowls club supports several teams, most members of which also reside within the village. Visiting players commonly car pool and this further reduces the expected demand for parking in the vicinity of the bowls club.

The parking provided is consistent with the practices at other retirement villages and it is relatively common practice for visitors to park in front of garage doors or on adjoining grassed areas for short periods.

One space per dwelling unit, plus 50 spaces for visitors and other users of the site is considered to be the reasonable needs of the use having regard to the intensity of the use and parking required, the size of the dwellings and number of bedrooms and the pattern of parking in the locality.

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

Complies

The National Construction Code currently requires the provision of one accessible parking space for every 100 car parking spaces provided in the retirement village.

A condition will be included to require the provision of such car parking spaces.

- 8.1 **25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Consistent
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
Complies All parking areas comply with the acceptable solutions.

E6.6.2 Design and layout of parking areas

Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.
Consistent
A1.1 Car parking, access ways, manoeuvring and circulation spaces must: (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building. A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more. A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

Complies

All vehicles will enter and leave the site in a forward direction.

E6.6.3 Pedestrian access

Objective:

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

Consistent

A1.1 Uses that require 10 or more parking spaces must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:
 - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
 - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.

Relies on Performance Criteria

Whilst the acceptable solution is not met, the landscaping plan indicates suitable pedestrian linkages and relies upon the performance criteria..

P1 Safe pedestrian access must be provided within car parks, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

Complies

The landscape plan has viewed the site as a whole and provides constructed pedestrian path linkages throughout the site to provide safe pedestrian access and minimise interaction between pedestrians and designated roadways.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

E18.0 Signs Code

E18.1 The purpose of this provision is to:

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

Consistent

New signage is proposed for each of the three entrances. The signs will be 2m x 1m ground based signs mounted in a landscape feature including a wall around 10m long with a height ranging from 1.1m to 1.5m.

The signage proposed is designed to identify the site in a simple and professional manner.

E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:

To prevent unacceptable signage.

Consistent

A1 Signage must not be for the following sign types:

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

Complies

E18.5.2 Design and siting of signage

Objective:

To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

Consistent

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

<p>A1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.
<p>Complies</p>
<p>A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.</p>
<p>Relies on Performance Criteria</p> <p>Only the entrance sign proposed to front Lithgow Street complies with this provision. The two Waveney Street signs rely upon performance criteria.</p>
<p>P2 A sign must not result in the unreasonable loss of amenity to adjoining residential properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the surrounding area; (b) the relative location of buildings; (c) any overshadowing; and (d) the nature and type of the sign.
<p>Complies</p> <p>The signage proposed for the two Waveney Street entrances is set perpendicular to Waveney Street with a setback of only one metre. This reduced setback will not result in any loss of amenity to adjoining residential properties as there are no adjoining residential properties on Waveney Street, only properties opposite. The sighting of the signs, perpendicular to the road, will minimise their potential visual impact to the properties opposite.</p>
<p>A3 A building or tenancy must have:</p> <ul style="list-style-type: none"> (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and (b) no more than three individual signs in total.
<p>Complies</p> <p>Table E18.6 provides for one ground based sign per 20m of frontage. Only three ground based signs are proposed and they are well in excess of 20m apart.</p>
<p>A4 A sign must not be illuminated.</p>
<p>Relies on Performance Criteria</p> <p>Whilst illumination of the proposed signs is not specifically addressed in the application, it is noted that the existing entrance signs are externally illuminated.</p>
<p>P4 A sign must not result in unreasonable loss of amenity to neighbouring properties or cause undue distraction to drivers of motor vehicles, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the sign; (b) the intensity of the lighting; (c) the hours of operation of the sign; (d) whether the sign is visible from the road; and (e) the character of the surrounding area.

- 8.1 **25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**

Complies

The existing signage is subtly externally illuminated and to allow the replacement signage to be so illuminated will not result in the loss of amenity to neighbouring properties or cause undue distraction to drivers.

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 2017/01859-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 16 December 2017 to 8 January 2018. Eleven representations were received (seven letters, four of which were from couples). Three of these (two letters) were withdrawn prior to close. 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.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

ISSUE	COMMENT
Residents enjoy living at Cosgrove because of the park like open space.	Whilst clearly the level of existing open space will be significantly reduced, the landscape plans indicate that significant areas of landscaped open space will remain available to all residents. At present, much of the open space is simply grassed, without shelter, paths or seats. The proposed open areas will incorporate pathways, shelter plantings, seating BBQ and play areas.
There is very little space for residents to hang washing out or spend time in a garden.	The independent living units are each provided patios and a dedicated area for washing lines, plus a garden and shared lawn. In addition there are communal landscaped open areas around the proposed activity centre.
Newspaper article is incorrect as many of the units are in good condition and have had recent improvements	The applicants propose a staged redevelopment of the retirement village. It will be their responsibility to sensitively coordinate the redevelopment with the needs and expectations of their residents. This is not a factor affected by the planning scheme.
A number of units will be in shadow from the main building and get no sunlight.	The architects advise that the topography of the site is such that the larger building, containing the bowls club and assisted living units is lower and its shadow will not reach the proposed new units.
Concern regarding impact on the safety of Waveney Street from additional traffic.	The applicant's traffic engineers advise that traffic surveys indicate an existing traffic volume on Waveney Street of 490 vehicles per day. They advise that Cosgrove Park currently generates 143 vehicle movements per day and predict that an additional 123 vehicle movements will result from the proposed redevelopment and that 40% of these will use the Lithgow Street access and 30% will use each of the two access points on Waveney Street. Each of the Waveney Street accesses will have around 80 vehicle movements per day as part of the total 613 daily movements on Waveney Street. The applicant's traffic engineer asserts that the traffic generated by the development is relatively low and will not compromise the safety or function of Waveney Street.

8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)

ISSUE	COMMENT
<p>There are already issues with parking and visibility of vehicles entering and exiting Cosgrove park at the Peel Street end of Waveney Street.</p>	<p>Issues regarding the Peel Street and Waveney Street intersection are removed from this proposal. The closest Cosgrove Park access to this junction is the nursing home and no changes are proposed with the use of this. Closer to Peel Street is an access to the Ainslie House Retirement Village which is not related to this proposal.</p>
<p>Proposed parking for the redeveloped community centre numbers only about one third of those currently provided for community activities at the current bowls club. Increased parking on Waveney Street may cause congestion.</p>	<p>The applicants advise that the bowls club is not expected to increase in size or intensity following the redevelopment and that the community centre is principally used by the residents. These facilities are not expected to generate additional traffic to the site. Currently the facility provides approximately 50 car parking spaces in the vicinity of the bowls club and the proposed development will continue to do so, plus an additional 17 spaces near the community centre.</p>
<p>Concern regarding potential impact on the condition of the road (Lithgow Street) from heavy vehicles visiting the development site.</p>	<p>Impact on Council infrastructure will be conditioned and reviewed by Council's Infrastructure Services Department.</p>
<p>Additional building traffic will make it more difficult to exit driveways already limited by restricted parking to one side of Lithgow Street due to the Ambulance Station.</p>	<p>Lithgow Street is a public road with an estimated daily traffic volume of 1260 vehicles. It is estimated that the redevelopment of the site will add an additional 50 vehicle movements per day, which will not impact the safety or function of the road. The impact of additional vehicles due to construction will be limited by the staging of the development and that not all such vehicles will approach via Wellington Street.</p>
<p>Limited safe parking on Waveney Street due to two blind and unsigned crests. This is exacerbated by staff parking on the west side of the street.</p>	<p>The highest need for staff on site is the assisted living units. The redevelopment will provide additional parking around the assisted living units. The current facility provides approximately 100 car parking spaces on site. The proposed redevelopment will increase the number of units by 58 to 126 and the number of parking spaces by 119 to 219. Additionally, the redevelopment will remove a number of existing access points on the eastern side of Waveney Street which should ease any existing on street parking pressure.</p>

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:


Not relevant to this report.

- 8.1 25 Waveney Street, South Launceston - Retirement Village - Residential; Demolish 68 Dwellings; Construction of 126 Dwellings and Community Centre/Bowls Club; Convert Chapel to Activity Centre in Stages; Signage ... (Cont'd)**
-

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (distributed electronically)
 2. Plans to Endorse (distributed electronically)
 3. Representations (distributed electronically)
 4. Applicant Response to Representations (distributed electronically)
-

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land from Rural Resource Zone to Rural Living Zone and to Subdivide the Site into Four Lots

FILE NO: DA0169/2017/SF6605

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: Rebecca Green & Associates
Properties: 30 Boomer Road, Waverley
Received: 19 April 2017
Advertised: 11 November to 11 December 2017
Representations: One

PREVIOUS COUNCIL CONSIDERATION:

Council - 30 October 2017 - Agenda Item 8.2 - Council resolved to initiate and publicly exhibit Amendment 31 to the Launceston Interim Planning Scheme 2015, with respect to 30 Boomer Road, Waverley, and to issue planning permit DA0169/2017.

This amendment was incorrectly identified as Amendment 31 due to an administrative error. Following advice from the Tasmanian Planning Commission, this amendment has now been assigned as Amendment 36 to the Launceston Interim Planning Scheme.

RECOMMENDATION:

That Council:

1. considers the representation received to Amendment 36 to the Launceston Interim Planning Scheme 2015, and the planning permit DA0169/2017.
 2. pursuant to section 39 of the *Land Use Planning and Approvals Act 1993*, Council recommends to the Tasmanian Planning Commission that the draft Amendment 36 be approved as certified and exhibited.
-

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into Four Lots ...(Cont'd)

3. pursuant to section 43F of the *Land Use Planning and Approvals Act 1993*, Council recommends to the Tasmanian Planning Commission pursuant to section 43H modify conditions 3 and 5 of the Permit to read:

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 and public infrastructure required for the subdivision.

5. UPGRADING OF TABLE DRAIN IN BOOMER ROAD

At the location of the proposed vehicular accesses to lots from Boomer Road, the existing table drain on the southern side of Boomer Road is to be relocated into SP104384 lot 5 in accordance with the LCC design drawing D9885. A transition will be required between the existing drain and the relocated section of not less than 3m. All works must be undertaken in accordance with Council standards.

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 30 October 2017, Council resolved to initiate and certify Amendment 36 to the Launceston Interim Planning Scheme 2015 and issue the planning permit DA0169/2017. The draft amendment and planning permit were placed on public exhibition and the one representation was 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.

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into Four Lots ...(Cont'd)

2. APPLICATION

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

Amendment 36 is a site specific amendment which would allow:

- (i) rezoning the land from Rural Resource Zone to Rural Living Zone at 30 Boomer Road, Waverley.

The planning permit DA0169/2017 would allow for the subject site to be subdivided and to subdivide the site into four lots. 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 11 November and 11 December 2017. One representation has been received which was from the applicant.

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 representation (Attachment 4). A statement of opinion on the 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 Rebecca Green & Associates on behalf J.&M. Brewin (Representation 1)

Issue	Response
<p>1. Planning Permit Condition 5</p> <p>(a) We do not envisage that any additional stormwater discharge to the table drain in Boomer Road will be caused by this subdivision. Future development of the lots and effect of discharge will be considered in a future.</p> <p>(b) This existing drain collects stormwater runoff not only from the subject property, ie. it is happening from the broader area. It is not relevant to require only the property at 30 Boomer Road to</p>	<p>(a) (b) The existing conditions have been reviewed and the text has be altered to clearly reflect the extent of the works required. Changes to the open drain are required to facilitate the new access points and to be consistent with the preliminary design plans for a future upgrade of Boomer Road. As a result of the clarification - the subdivider is not being asked to address the larger catchment issues. It is recommended to change permit condition 5 to the following wording:</p> <p>5. UPGRADING OF TABLE DRAIN IN BOOMER ROAD</p> <p>At the location of the proposed vehicular accesses to lots from Boomer Road, the existing table drain on the southern side of Boomer Road is to be</p>

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into Four Lots ...(Cont'd)

<p>upgrade this drain.</p>	<p>relocated into SP104384 lot 5 in accordance with the LCC design drawing D9885. A transition will be required between the existing drain and the relocated section of not less than 3m. All works must be undertaken in accordance with Council standards.</p>
<p>2. Planning Permit Condition 6 (a) The title CT104384/5 presently used as a part of overall title CT104384/3.</p> <p>The ownership of LGA road title subdivision has not been resumed yet. It is unreasonable to require the present fencing to change.</p>	<p>(a) The original subdivision that created the titles CT104384/5 and CT104384/3 was approved by the permit issued pursuant to the <i>Local Government Act 1962</i>. The approved plan of survey was registered as a "Sealed Plan" by the Recorder of Titles on 19 April 1993 being registered number SP104384.</p> <p>Lots 4 and 5 on SP104483 are designated as "Road" and hence are public highway. At the time of original submission the <i>Local Government Act 1962</i> applied and the section relevant to the dedication of highways was:</p> <p><i>"Section 468</i> (1) <i>Where land comprised in a sealed plan-</i> (a) <i>is shown as a road, street, alley, lane, court, terrace, footpath, or other kind of way it shall be deemed dedicated to and accepted by the public unless called "private" on the plan.</i>"</p> <p>Boomer Road is a highway maintainable by the Corporation, Section 21 (3) of the <i>Local Government (Highways) Act</i> states that</p> <p><i>"(3) The local highways in a municipality that are maintainable by the Corporation vest in the Corporation and, for the purpose of the exercise of its functions in respect of those highways, the corporation has, subject to the Traffic Act 1925 and the Vehicle and Traffic Act 1999, the care, control, and management of those highways."</i></p> <p>Council requires any fence utilised by the applicant that interferes with CT104384/5 being used as local highway to be removed and on that basis condition 6 is to remain.</p>

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into Four Lots ...(Cont'd)

5. ADMINISTRATIVE CORRECTION

It has been determined that the standard wording contained in Condition 3 of the permit would prohibit the installation of the public water main infrastructure required by TasWater for this subdivision. It is recommended that the wording be altered to read:

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 and public infrastructure required for the subdivision."

6. CONCLUSION

There are no reasons for Council not to proceed with the draft Amendment 36 and planning permit DA0169/2017. The report has provided an assessment of the representations and should be forwarded to the Tasmanian Planning Commission with a recommendation that the draft amendment be approved without change and the permit (DA0169/2017) conditions 3 and 5 be altered as follows:

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 and public infrastructure required for the subdivision

5. UPGRADING OF TABLE DRAIN IN BOOMER ROAD

At the location of the proposed vehicular accesses to lots from Boomer Road, the existing table drain on the southern side of Boomer Road is to be relocated into SP104384 lot 5 in accordance with the LCC design drawing D9885. A transition will be required between the existing drain and the relocated section of not less than 3m. All works must be undertaken in accordance with Council standards.

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.

8.2 Amendment 36 - A Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into Four Lots ...(Cont'd)

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:

The Local Government Act 1962
Local Government (Highways) Act 1982

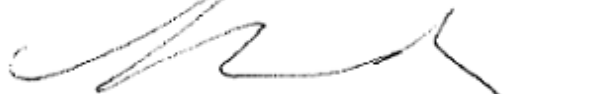
BUDGET & FINANCIAL ASPECTS:

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. Instrument of Certification
 2. Planning Permit
 3. Endorsed plan (electronically distributed)
 4. Representation
-

Launceston Interim Planning Scheme 2015


Amendment No. 36

The Launceston Interim Planning Scheme 2015 Zoning at 30 Boomer Road, Waverley is to be amended from the Rural Resource Zone to the Rural Living Zone.

The Launceston City Council resolved at its meeting on 30 October 2017 that Amendment 36 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:-

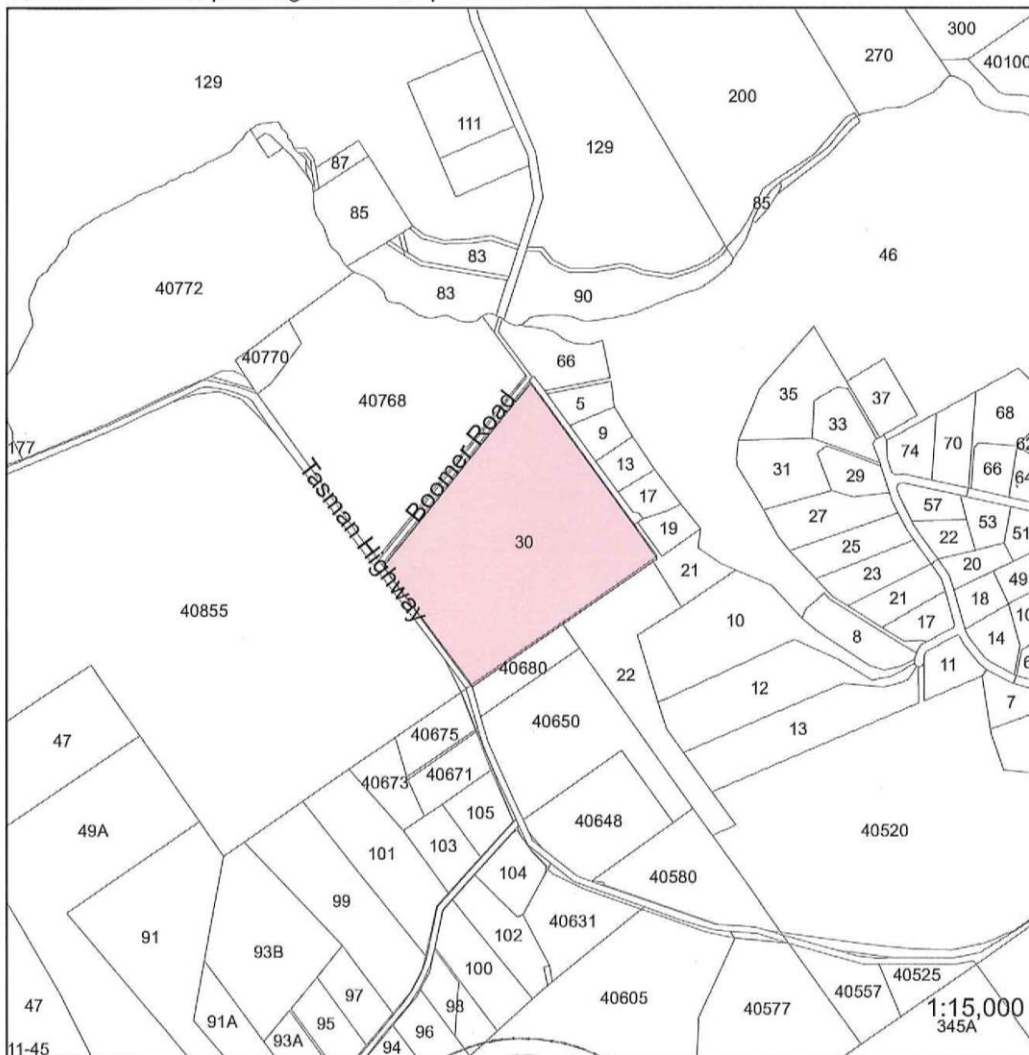



John Davis
Manager
Corporate Strategy
Launceston City Council


Leanne Hurst
Director
Development Services
Launceston City Council

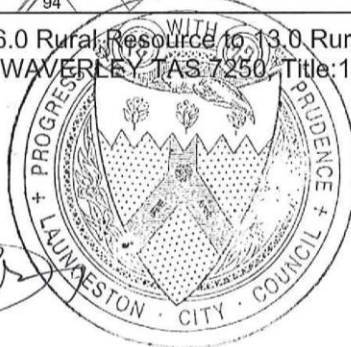
Launceston Interim Planning Scheme 2015 AMENDMENT 36

Amend the interim planning scheme maps as below:



Rezoning from 26.0 Rural Resource to 13.0 Rural Living
(30 Boomer Road WAVERLEY TAS 7250 Title:104384/3)

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



John Davis
Manager
Corporate Strategy

Leanne Hurst
Director Development
Services

Date 12/1/18

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 30 Boomer Road, Waverley

DEVELOPMENT/USE: Residential - subdivision; subdivide the site into 4 lots

ZONE: Rural Living

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 30 October 2017 (Minute No: 8.2), 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 endorsed plans and documents to the satisfaction of the Manager Planning Services unless modified by a condition of the Permit:

- a. Subdivision Plan. Prepared by Cohen and Associates; dated 15/12/2016
- b. Servicing Plan, Prepared by IPD Consulting, Drawing No. 01, Revision No. A, Page No 01, Dated 02/10/2017.
- c. Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan; Prepared by Rebecca Green, Rebecca Green & Associates; Dated 04/01/2017.
- d. Onsite Waste Water Design Report; Prepared by Risdén Knightley, RJK Consulting Engineers; Dated 14/10/2016.

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01001-LCC) (attached).

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 review.

4. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:
 Monday to Friday - 7.00am and 6.00pm
 Saturday - 9.00am to 6.00pm
 Sundays and Public Holidays - 10.00am to 6.00pm



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 30 October 2017

Permit No: DA0169/2017

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

5. UPGRADING OF TABLE DRAIN IN BOOMER ROAD

Where it is proposed to discharge stormwater from the lots to the existing table drain located on the southern side of Boomer Road, the drain must be upgraded to ensure significant capacity to convey such flows. Plans and calculations must be provided to the Director Infrastructure Services by a suitably qualified or experienced person to confirm adequate capacity or to show the extent of the upgrades required. All upgrade works must be undertaken in accordance with Council standards.

6. FENCELINES TO BE LOCATED ON PROPERTY BOUNDARIES

The existing fences lines which are located within the title of SP104384 lot 5 which is designated road are to be relocated to be clear of the road lot prior to the sealing of the final plan of survey.

7. 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.

8. 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.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 30 October 2017

Permit No: DA0169/2017

PLANNING PERMIT

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9. 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.

10. VEHICULAR CROSSING APPLICATION (RURAL STYLE DRIVEWAY)

Prior to the sealing of the final plan of survey, each lot on the plan must be provided with a sealed 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. Works on the Tasman Highway are subject to the approval of a Works in State Roads Permit.

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 driveway and removal of all unused driveways will be at the applicant's expense.

11. 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.

12. NO BURNING OF WASTE

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



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 30 October 2017

Permit No: DA0169/2017

PLANNING PERMIT

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13. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until all the conditions have been complied with to the satisfaction of the relevant officer, along with any other payment or action required by a planning permit condition required to occur prior to the sealing of the Final Plan of Survey.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0169/2017. 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 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.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 30 October 2017

Permit No: DA0169/2017

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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.

- E. On-Site Disposal of Effluent
This permit does not give permission for the installation of an on-site waste water system on this site. The applicant will need to submit a design report (including site and soil evaluation in accordance with AS/NZS 1547:2012) as well as a Plumbing Application (for the on-site wastewater system) with the Building Application. Before occupation of the dwelling, the required system must be commissioned.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 30 October 2017

Permit No: DA0169/2017

Attachment 4 - Representation



General Manager
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

26 November 2017

Dear Sir,

RE: SF6605/DA0169/2017 – Amendment 31 – 30 Boomer Road, Waverley

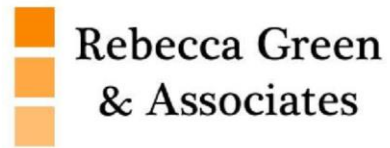
As applicants, on behalf of J. & M. Brewin, this letter is prepared in support of the Council decision to initiate the amendment and approval of a planning permit for the residential subdivision of the subject site at 30 Boomer Road, Waverley into 4 lots.

We do wish to provide commentary in relation to two of the draft conditions contained within DA0169/2017 however. Firstly, in relation to Condition 5, at this point in time we do not envisage that any additional stormwater discharge to the table drain in Boomer Road will be caused by the subdivision subject to this application. Any concentration by way of future development of the lots, will be considered at application stage in the future.

We wish to bring to the attention of Council that the volumes of water that flows onto the subject land from the drain under the Tasman Highway in the vicinity of the driveway to 40680 Tasman Highway, originates on the far side of the Tasman Highway above that drain. In heavy rain events, the drain under the Tasman Highway at the junction with Boomer Road moves water from the southern hillside into the drain. Stormwater often brims over resulting in overflows across Boomer Road some 20 to 50 metres from the junction. When flood waters flowing down the drain meet the waters that have entered the subject property either from 40680 Tasman Highway land or from the adjacent stormwater pipe, the subject land is subjected the flooding across Boomer Road near the current access.

The present causes of the flooding problems on Boomer Road are caused by the numbers of reasons as detailed above, and not from the subject site alone. Condition 5 requires the developer to remedy an existing condition that is not the responsibility of the land owner, but of other entities causing the concentration of stormwater onto the subject land, where a solution by other entities and not the developer of this proposal could resolve to mitigate the issues.

Secondly, I attach to this representation, a copy of the title for CT104384/5, clarifying that the current owners of this title are Joseph Henry Brewin and Meredith Grace Brewin, and presently used as part of the overall site including CT104384/3. At this point in time the ownership of the LGA subdivision road title has not been resumed by the City of Launceston, and until such time, it seems unreasonable to require the location of present fencing to change, resulting in an area outside the fencing that may turn into an unmanaged state. If it can be demonstrated that an upgrade/widening to Boomer Road is scheduled in Council's works program and budget in the very near future, consideration may be given only then to this condition being complied with.



We thank you for consideration of our comments detailed above.

Kind Regards,

A handwritten signature in black ink that reads "R Green". The signature is written in a cursive style and is set against a light grey rectangular background.

Rebecca Green
Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

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

Tuesday 23 January 2018

- Officiated at the launch of the Ministry to Hazara men, to be known as the "Men's Group" at Milton Hall

Thursday 25 January 2018

- Attended dinner with Australia Day Ambassador at Stillwater
- Attended the Chilli FM VIP Function for Chilli Skyfire at Yacht Club Fifty Five

Friday 26 January 2018

- Officiated at the Australia Day Citizenship Ceremony and Awards Presentations at the Albert Hall
- Attended City of Launceston's Music in the Park in the City Park

Tuesday 30 January 2018

- Attended farewell function for Harry Galea at the Town Hall

Wednesday 31 January 2018

- Attended the Newstead College Award's Evening at Newstead College

Thursday 1 February 2018

- Attended the Festivale 2018 launch at City Park
 - Officiated at the Launceston College Academic Awards Ceremony at Launceston College
-

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 Cataract Gorge Advisory Committee Meeting - 30 November 2018****FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Cataract Gorge Advisory Committee Meeting held on 30 November 2017.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Advisory Committee Meeting held on 30 November 2017.

REPORT:

The Cataract Gorge Advisory Committee (CGAC) noted the following items to be reported to the Council via the Committee reporting process:

- Dean Cocker of JAC Group presented an update of the Gorge Hotel design, plans and progress.
 - Weed and regrowth control continues in the Cataract Gorge with various maintenance works that the Green Army have undertaken throughout the Cliff grounds and Cataract walk.
 - Fuel reduction burns continue - Fuel modified buffer zones and firebreaks.
 - At Gees Lookout the water reservoir will be filled and capped and the perimeter fence removed.
 - The Alexandria Bridge path (steps) leading to the suspension bridge have been sealed over, giving a 1 in 6 gradient.
 - The Duck Reach power station has 3 new picture panels installed. The Flying Fox has been refurbished and is ready for installation.
 - The Gorge lighting is under review with several dark areas being addressed and replaced with LED's and floodlighting.
 - The Gorge play space concept and detailed design is complete and the Council is seeking feedback from the community. The playground is a contemporary natural play-space that can better withstand flood events.
-

12.1 Cataract Gorge Advisory Committee Meeting - 30 November 2018 ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

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

Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston
3. To contribute to enhanced public health and amenity to promote a safe and secure environment
4. To promote Launceston's rich heritage and natural environment
6. To promote active and healthy lifestyles

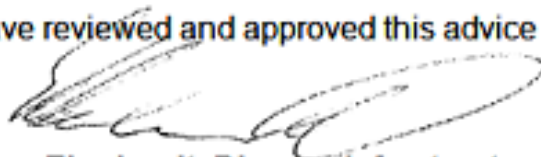
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

12.2 Museum Governance Advisory Board Meeting - 21 December 2017**FILE NO:** SF2244**AUTHOR:** Richard Mulvaney (Director QVMAG)

DECISION STATEMENT:

To receive and consider a report from the Museum Governance Advisory Board Meeting held on 21 December 2017.

RECOMMENDATION:

That Council receives the report from the Museum Governance Advisory Board Meeting held on 21 December 2017.

REPORT:

The Museum Governance Advisory Board (MGAB) met on 21 December 2017.

At its Meeting, the Board noted the following items:

- The QVMAG Director welcomed new board members; John Cauchi, Kim Lehman and Louise Clark.
- The QVMAG Director reported on the work of Belinda Cotton in her role as Executive Officer, Arts and Culture Unit. Belinda is currently on secondment to the Unit and reports to the General Manager.
- The QVMAG Director reported on activities.
- The QVMAG Strategic Plan 2017-2022 was tabled. It includes a new Vision and Mission Statement and provides a series of Objectives aligned with the QVMAG Directorate Plan.
- The President of QVMAG Friends reported on the activities undertaken in the past months including the QV 3 magazine and the Friends Christmas party.
- The QVMAG Arts Foundation report was tabled and it was noted that the Foundation recently held its AGM.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

12.2 Museum Governance Advisory Board Meeting - 21 December 2017 ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 1 - A creative and innovative city
Ten-year goal - To foster creative and innovative people and industries
Key Direction -
6. To contribute towards artistic, cultural and heritage outcomes

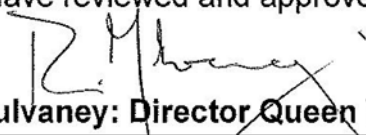
BUDGET & FINANCIAL ASPECTS:

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.


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

13 COUNCIL WORKSHOPS

Council Workshops conducted on 29 January 2018) were:

- Transport Planning Workshop including High Street/Howick Street Proposed Traffic Signal, Launceston Transport Strategy and Parking Strategy
- Nuisance and Unsightly Properties Discussion
- Potential Disposal of Public Land
- City Deal Update
- Development Services Directorate Review
- General Manager's Update

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Greater Launceston Transformation Project****FILE NO:** SF6666/SF7024**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider a budget reallocation as per Council's commitment towards the Greater Launceston Transformation Project.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 15 May 2017 - Smart Cities Proposal
Workshop - 14 August 2017 - Update on the Greater transformational Project
Council Meeting - 22 January 2018 - Agenda Item 23.2 - City Deal - Greater Launceston Transformation Project

RECOMMENDATION:

That Council approves a reallocation of \$100,000 in the 2017/2018 budget to the Greater Launceston Transformation Project within Council's operating budget.

REPORT:

The Greater Launceston Transformation Project is a 'Smart City' initiative that will be delivered through a collaborative partnership between the State Government's Office of the Co-ordinator General, the City of Launceston, the Meander Valley, West Tamar and George Town Councils, the University of Tasmania and Telstra. It relates to, supports and will deliver on some of Councils City Deal commitments. Telstra are the primary contractor to the project, with several 3rd parties contracted to them to perform some of the key parts of the work.

All participating project partners have both an investment and implementation role. Council's investment is both financial and in-kind, the in-kind contribution is in the form of officer time to support the delivery of the project.

20.1 Greater Launceston Transformation Project ...(Cont'd)

As part of Council's financial responsibilities under the project, Council is required to make a provision of \$200,000 towards the project. It is therefore requested that a budget reallocation occur for \$100,000 for 2017/2018 with the remainder of the required provision to be considered as part of Council's 2018/2019 budget process. To support this budget reallocation, it has been identified that budget funds are available to transfer from Council's street lighting operating budget (OP45968), where savings have occurred as part of the Street Lighting LED Replacement Program.

The recommended budget reallocation is represented in the following table:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP45968	Street Lighting	\$1,400,000	\$100,000	-	\$1,300,000
OP22627	Greater Launceston Transformation Project	-	-	\$100,000	\$100,000
	Totals	\$1,400,000	\$100,000	\$100,000	\$1,400,000

ECONOMIC IMPACT:

The Greater Launceston Transformation Project has broad economic benefit in driving, supporting and embedding an innovation culture within the city; providing advanced city modelling and planning; leveraging digital technologies; improving educational outcomes and other related results.

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 3 - A city in touch with its region
 Ten-year goal - To ensure Launceston is accessible and connected through efficient transport and digital networks

Priority Area 6 - A city building its future
 Ten-year goal - To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

20.1 Greater Launceston Transformation Project ...(Cont'd)

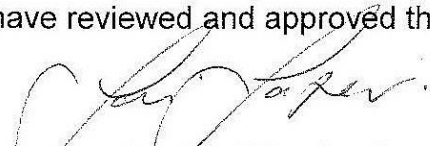
BUDGET & FINANCIAL ASPECTS:

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

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

21 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

22 URGENT BUSINESS

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

23 CLOSED COUNCIL

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

23.1 Confirmation of the Minutes**23.2 Lease - St Leonards Cottage****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 Lease - St Leonards Cottage

Regulation 15(2) (f) and (g)

- (f) proposals for the council to acquire land or an interest in land or for the disposal of land.
- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

24 MEETING CLOSURE
