



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 18 APRIL 2019
1.00pm**

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: 18 April 2019

Time: 1.00pm

Certificate of Qualified Advice

Background

To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Michael Stretton
General Manager

City of Launceston

COUNCIL AGENDA

Thursday 18 April 2019

22 November 2019

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 council meetings

- (1) *The mayor of a council may convene -*
- (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of council.*

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following Thursdays for 2019: 24 January; 7 and 21 February; 7 and 21 March; 4 and 18 April; 2, 16 and 30 May; 13 and 27 June; 11 and 25 July; 8 and 22 August; 5 and 19 September; 3, 17 and 31 October; 14 and 28 November and 12 December commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Councillor 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 4 April 2019 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - sections 57 and 58

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

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

6.1 Ms Jane Forrest (Festival Manager) - Australian Musical Theatre Festival

Ms Forrest will provide details to Council on the Australian Musical Theatre Festival which is to be held in Launceston from 23 -26 May 2019.

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 - 8 April 2019

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question/questions were submitted to Council on 8 April 2019 by Mr Basil Fitch and have been answered by Mr Michael Stretton (General Manager). Questions have been typed as they were received.

Question

1. Will Council please reveal the true and irrefutable facts in regard to Infrastructure Australia's commitment to provide **\$150 Million** towards UTas's proposed relocation to Inveresk under the guise of UTas's Northern Transformation?

Response:

Whilst this question is more appropriately answered by the Australian Government or the University of Tasmania (UTAS), the Australian Government has committed \$150 million investment into the Northern Transformation Project (NTP) to relocate the Launceston and Burnie University campuses.

Question

2. Given that there is any such a commitment when was it announced by Infrastructure Australia and how secure might the commitment be regarded as being?

Response:

The Australian Government investment in the Launceston component of the NTP was announced bi-laterally at the last federal election. It was formalised as part of the Launceston City Deal and is formally contracted with UTAS via a Grant Deed.

7.1.1 Public Questions on Notice - Mr Basil Fitch - 8 April 2019 ...(Cont'd)

Question

3. Is it the case that Infrastructure Australia itself, and alone, determines commitments exceeding **\$100 Million**?

Response:

The following extract from Infrastructure Australia (IA) outlines its role. IA evaluates decisions on behalf of the Government who ultimately make the final determination.

“Infrastructure Australia will undertake evaluations of project proposals that are nationally significant or where funding of more than \$100 million is sought from the Commonwealth. This includes infrastructure proposals across all sectors, but excludes defence proposals.”

Question

4. Is it the case, as has been suggested, that Infrastructure Australia **may not** consider UTas’s Northern Transformation as appropriate infrastructure to be funded from within its budget and in accord with its priorities?

Response:

Infrastructure Australia does not allocate investment. IA assesses projects to inform Government decisions.

Question

5. Has the Prime Minister made any **firm and secure** forward commitments in regard to **‘City Deal funding’** for Launceston in recent days/weeks?

Response:

Yes. The Federal Budget included \$45 million (as well as \$45 million from the State Government) for implementation of the Tamar River Health Action Plan which is a Launceston City Deal commitment.

7.1.1 Public Questions on Notice - Mr Basil Fitch - 8 April 2019 ...(Cont'd)

Question

6. Given Prof Adams' reported understanding in the press that UTas has secured Infrastructure Australia's **\$150 Million** commitment towards UTas's Northern Transformation planning, does this '**understanding**' have any prospect of having **real and reliable standing** in the case of any possible outcome in the upcoming Federal election?

Response:

The funding from the Australian Government has already been committed via a formal Grant Deed with UTAS.

Question

7. Has Council **estimated and quantified** the ancillary infrastructure imposts that are likely to flow from UTas being able to realise its '**staged development**' under its projected Northern Transformation aspirations - *short and long term*?

Response:

The Council has a clear understanding of the infrastructure requirements associated with the proposed re-location, including parking, people movement and stormwater/sewer (etc).

Question

8. Given that UTas is able to proceed with its Northern Transformation, by whatever means, has Council considered any planning constraints that it will impose upon the developments to mitigate against spiralling costs, given that UTas is a non-ratepaying '**service soak**'?

Response:

The cost of the NTP is a matter for UTAS to answer, not the Council. However, it should be noted that the project will need to demonstrate compliance with the Launceston interim planning scheme.

7.1.1 Public Questions on Notice - Mr Basil Fitch - 8 April 2019 ...(Cont'd)

Question

9. In regard to **'City Heart developments'**, currently what are the unplanned cost overruns attributable to the projects on a project by project basis?

Response:

There have been no cost overruns with the City Heart projects. The three major projects: Quadrant Mall, Civic Square and Brisbane Street Mall re-developments have all been delivered within their respective budget allocations.

Question

10. What are the consequences to ratepayers flowing from these overruns and what mitigation is under **'active consideration'** to alleviate any potential fiscal stress upon ratepayers?

Response:

Nil - refer answer to question 9.

Question

11. What are the **major impediments** to a positive future outlook flowing from the City Heart developments that constituents have identified and consequently what **'community engagement activities'** is Council, and are Councillors, actively promoting and participating in to address the issues being identified?

Response:

Firstly, it should be acknowledged that the Civic Square re-development has been an overwhelming success in creating an active and dynamic public space which our community are using in a wide variety of ways. The increasing number of events held in the space, together with the increased day-to-day usage of the space by community members, is testament to all that the City Heart Project is seeking to achieve. Of course, the Council will continue to work to activate this space in new and interesting ways in the future and this will involve various forms of community engagement in the future. In respect to the Brisbane Street Mall redevelopment, the Council is in the process of completing an internal review of the project and this may result in a further community engagement approach around various design elements of this project.

7.1.1 Public Questions on Notice - Mr Basil Fitch - 8 April 2019 ...(Cont'd)

ATTACHMENTS:

1. Public Questions on Notice - Mr Basil Fitch - 8 April 2019
-

Attachment 1 - Public Questions on Notice - Mr Basil Fitch - 8 April 2019

Mayor Albert van Zetten and Councillors,

We ask the following questions in order that Council can clarify the ambiguity that is beginning to reveal itself in the press and media releases emanating out of UTas in regard to Launceston's City Deal and Infrastructure Australia's confirmed/unconfirmed funding commitments to the city. Your leadership in regard to these matters would be appreciated by your constituency who are trying to divine the reality of the circumstances they currently face now and into the near future.

1. Will Council please reveal the true and irrefutable facts in regard to Infrastructure Australia's commitment to provide **\$150 Million** towards UTas's proposed relocation to Inveresk under the guise of UTas's Northern Transformation?
2. Given that there is any such a commitment when was it announced by Infrastructure Australia and how secure might the commitment be regarded as being?
3. Is it the case that Infrastructure Australia itself, and alone, determines commitments exceeding **\$100 Million**?
4. Is it the case, as has been suggested, that Infrastructure Australia **may not** consider UTas's Northern Transformation as appropriate infrastructure to be funded from within its budget and in accord with its priorities?
5. Has the Prime Minister made any **firm and secure** forward commitments in regard to **'City Deal funding'** for Launceston in recent days/weeks?
6. Given Prof Adams' reported understanding in the press that UTas has secured Infrastructure Australia's **\$150 Million** commitment towards UTas's Northern Transformation planning, does this **'understanding'** have any prospect of having **real and reliable standing** in the case of any

possible outcome in the upcoming Federal election?

7. Has Council **estimated and quantified** the ancillary infrastructure imposts that are likely to flow from UTas being able to realise its '**staged development**' under its projected Northern Transformation aspirations – *short and long term*?
8. Given that UTas is able to proceed with its Northern Transformation, by whatever means, has Council considered any planning constraints that it will impose upon the developments to mitigate against spiralling costs, given that UTas is a non-ratepaying '**service soak**'?
9. In regard to '**City Heart developments**', currently what are the unplanned cost overruns attributable to the projects on a project by project basis?
10. What are the consequences to ratepayers flowing from these overruns and what mitigation is under '**active consideration**' to alleviate any potential fiscal stress upon ratepayers?
11. What are the **major impediments** to a positive future outlook flowing from the City Heart developments that constituents have identified

and consequently what ***'community engagement activities'*** is Council, and are Councillors, actively promoting and participating in to address the issues being identified?

We look forward with interest to Council addressing these issues and the information that Council has offer as a consequence of these questions being placed on the agenda.

Your faithfully,

Basil Fitch

For and on behalf of a network of concerned citizens of the Launceston Municipality

7.1.2 Public Questions on Notice - Mr Robin Smith - Brisbane Street Mall Issues - Council Meeting - 4 April 2019**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked at the Council Meeting of 4 April 2019 by Mr Robin Smith and has been answered by Mr Michael Stretton (General Manger).

Question:

1. Is there anything that Council could do regarding the anti-social behavior occurring near the statues at the western end of the Brisbane Street Mall?

Response:

The design of the Brisbane Street Mall has been informed by, and has adopted, the principles of Crime Prevention Through Environmental Design (CPTED). In particular, the space provides for excellent passive surveillance opportunities by ensuring good visual access throughout the Mall area, along with the incorporation of high quality CCTV coverage to provide both an active deterrent to anti-social behaviour and crime and support for Tasmania Police (TasPolice) investigation and enforcement activities if required.

On this basis, we do not believe that the physical environment of the Brisbane Street Mall is the major contributing factor to any anti-social behaviour being observed in this location.

The general nature of this question makes it difficult to adequately address. However, the Council will bring this matter to the attention of TasPolice, as they are highly responsive to anti-social behaviours in the CBD. Indeed, community members are encouraged to report any instances of anti-social behaviours to TasPolice.

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 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling)

FILE NO: DA0039/2019

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:	6ty° Pty Ltd
Property:	6 St Georges Square, East Launceston
Zoning:	Local Business
Receipt Date:	4/02/2019
Validity Date:	25/02/2019
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	19/04/2019
Representations:	11

PREVIOUS COUNCIL CONSIDERATION:

A previous application (DA0352/2018) for largely the same proposal was withdrawn prior to determination.

The current proposal differs from the previous application principally through:

1. a reduction in the gross floor area of the cafe from 147.48m² to 118m²;
 2. the provision of a single car garage at ground floor level, for the first floor dwelling; and
 3. setting the first floor dwelling back some 3.15m from the western boundary (ie. reducing the wall height at that boundary to 3.2m from the previously proposed 6.3m).
-

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

RECOMMENDATION:

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 DA0039/2019 - Residential and Food Services - Demolish existing and construction of a two storey building (ground floor cafe and first floor dwelling) at 6 St Georges Square, East Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, prepared by Prime Design, drawing no. PD17273-01, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- b. Ground Floor Plan, prepared by Prime Design, drawing no. PD17273-02, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- c. First Floor Plan, prepared by Prime Design, drawing no. PD17273-03, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- d. Elevations, prepared by Prime Design, drawing no. PD17273-04, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- e. Elevations, prepared by Prime Design, drawing no. PD17273-05, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- f. Roof Plan, prepared by Prime Design, drawing no. PD17273-06, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- g. Perspectives, prepared by Prime Design, drawing no. PD17273-07, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- h. Perspectives, prepared by Prime Design, drawing no. PD17273-08, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- i. Sun Shadow Diagrams, prepared by Prime Design, drawing no. PD17273-09, Proposed Cafe & Dwelling, 6 St Georges Square, East Launceston, revision 07, dated 09/01/2019.
- j. Traffic Impact Assessment, prepared by Traffic & Civil Services, 6 St Georges Square Cafe and Residence Development, East Launceston, dated January 2019.
- k. Noise Report, prepared by Pearu Terts, Noise Issues St Georges Square, Launceston, dated 06/11/2018.

2. LEGAL TITLE

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

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

3. 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

No works on Sunday or Public Holidays

4. NON REFLECTIVE EXTERIOR FINISH

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

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00181-LCC, dated 27/02/2019 and attached to the permit.

6. BUSINESS HOURS

The opening hours of the cafe must be confined to:

a. Monday to Friday - 7:00am to 3:00pm

b. Saturdays, Sundays and Public Holidays - 8:00am to 3:00pm

7. AMENDED PLANS REQUIRED

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

- a. Provision of two secure bicycle parking spaces on the site in accordance with recommendation #1 of the TIA produced by Traffic & Civil Services and forming part of the application.
- b. The existing parking restrictions located along the Spencer Street frontage and the section of St Georges Square from Spencer Street to Arthur Street.
- c. The proposed parking changes required to the restrictions for the above road sections as a result of the installation of the accessible parking bay in accordance with the dimensions contained in AS2890.6.

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

8. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

9. 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.

10. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council 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/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

11. 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

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

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.

12. SUBMISSION AND APPROVAL OF PLANS

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

- a. Include all public infrastructure works required by the permit or shown in the endorsed plans and specifications.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

13. CONSTRUCTION OF WORKS

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

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

- a. Works within the Roads
 - i. Provision of a raised accessible parking bay with mountable kerb on St Georges Square in front of the subject site.
 - ii. Provision of a single vehicular crossing and driveway in Spencer Street to serve the garage associated with the dwelling.
 - iii. All necessary line marking, signage and other traffic control devices.
 - iv. All necessary alterations to third party infrastructure to facilitate the above works to the satisfaction of the responsible authority.

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

- a. Construction requirements;
 - b. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities;
-

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

- c. Construction Audit inspections; and
- d. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.

14. CONSTRUCTION DOCUMENTATION

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

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

15. AS CONSTRUCTED PLANS

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

16. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

17. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, 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), reclaimed or recycled.

18. DEMOLITION

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia '*Demolition Work*' Code of Practice or any subsequent versions of the document;
 - b. 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;
 - c. not undertake any burning of waste materials on site;
-

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

- d. remove all rubbish from the site for disposal at a licensed refuse disposal site;
- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos' Code of Practice or any subsequent versions of the document

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0039/2019. 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 withdrawn 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 affected, 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.

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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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

F. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

G. Occupancy Permit Required

Occupancy permit required for new or altered habitable buildings: pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.

H. 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.

I. Heat Pump Use

Use of the heat pump will be subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or as amended.

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REPORT:

1. THE PROPOSAL

It is proposed to demolish the existing 161m² single storey building on the 233m² site, 6 St Georges Square, East Launceston. The existing building contains a dwelling, currently vacant, and a local shop, including take-away and cafe. The existing driveway, potentially providing two car parking spaces, is used for outdoor dining and the use of the site relies upon on-street parking - particularly the seven adjacent spaces restricted to five and 15 minute parking.

Following demolition, it is proposed to construct a two storey building, up to 6.9m high at the St Georges Square frontage, with a single storey section 3.2m high adjacent to the boundary with 2 Spencer Street and with a setback between 0.15m and 0.61m at that boundary. This building will provide for a 132m² first floor dwelling with a single garage at ground level (adjacent to 2 Spencer Street) and a 118m² café at ground level, plus additional outside dining area.

No off-street parking is proposed for the café and on-street parking will be relied upon, similar to the existing practice. The café is proposed to operate 7.00am to 3.00pm Monday to Friday and 8.00am to 3.00pm on Saturday and Sunday.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is a generally rectangular lot of 233m², located on the north western corner of the junction of Spencer Street and St Georges Square, East Launceston. The site is relatively level with a gentle slope to the west.

Whilst the site is zoned Local Business, consistent with its historic use as a local shop, the surrounding land to the north, west and south is zoned Inner Residential and is developed principally for single dwellings on smaller lots. Although there are a number of two storey dwellings in the vicinity, those adjoining the site are single storey.

Most, but not all, of the surrounding dwellings have off-street parking for one or more vehicles. Many of the residents advise that they rely on the availability of on-street parking for visitors and carers' vehicles. This, they advise, has been problematic for many years and possibly worsening in recent times.

To the east, opposite the site, is the public park known as St Georges Square. This popular recreation area is bisected by High Street, which has recently seen the introduction of evening food vans bringing further vehicles and pedestrians to the area.

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At the northern end of St Georges Square, over Arthur Street, is a recently approved medical centre, replacing the previous guest house use. Whilst at the southern end, over Ann Street, are the ABC offices, a butcher shop, cafe and a retail shop (previously another local shop).

Although dominated by the public square, the site and its surrounds display the strong character of an old established residential area that has seen frequent redevelopment and residential infill.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

20.0 Local Business Zone

<p>20.1.1 Zone Purpose Statements</p> <p>20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.</p> <p>20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.</p> <p>20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.</p> <p>20.1.1.4 To create:</p> <p>(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and</p> <p>(b) appropriate provision for car parking, pedestrian access and traffic circulation.</p> <p>20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.</p>

<p>Consistent</p> <p>The proposal, to demolish the existing 161m² building, containing a shop, take away, cafe and residence and in its place, to construct a two storey building with a 118m² ground floor cafe and 132m² first floor single bedroom dwelling, is consistent with the purpose of the zone:</p> <ul style="list-style-type: none"> • to provide for business and retail services to meet the convenience needs of the local area; • to create activity at pedestrian levels; and • to encourage a diversity of residential development including shop-top housing.

20.3 Use Standards

20.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
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<p>Consistent The existing shop and cafe is open from 7.15am to 6.00pm Monday to Friday and 8.00am to 2.00pm on Saturdays. It is closed on Sundays. Notwithstanding concerns expressed by representors in regard to potential evening or late night operation, the application proposes the operation of the cafe to be 7.00am to 3.00pm Monday to Friday and 8.00am to 3.00pm Saturday and Sunday. The proposed use will, therefore, not cause an unreasonable loss of amenity to nearby sensitive uses as a result of its hours of operation.</p> <p>If a permit is granted, a condition reflecting the proposed hours (including an 8.00am start on public holidays) is recommended and any future extension to these hours would require further planning approval.</p>
<p>A1 Commercial vehicles must only operate between 6.00am and 10.00pm Monday to Friday and 7:00am to 5:00pm Saturday and Sunday.</p>
<p>Complies Two daily deliveries are proposed after 7.00am each morning, plus two weekly deliveries around midday.</p>
<p>A2 Operating hours, except for office and administrative tasks, must be between: (a) 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential and Urban Mixed Use zones; or (b) 6.00am to midnight otherwise.</p>
<p>Complies Operating hours of the cafe shall be conditioned to be 7.00am to 3.00pm Monday to Friday and 8.00am to 3.00pm Saturday, Sunday and public holidays.</p>

20.3.2 Mechanical plant and equipment

<p>Objective: To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.</p>
<p>Relies on Performance Criteria</p>
<p>Air conditioning units are proposed in a screened alcove between the Spencer Street entrances to the cafe and the residence and would reasonably be expected to satisfy the acceptable solution.</p>

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<p>The applicants advise that the proposal includes an air exhaust system intended to control odour emissions from the cafe kitchen. The acceptable solution requires the prevention of odours or fumes being received by adjoining residents. Such an absolute cannot be guaranteed and performance criteria are relied upon.</p>
<p>P1 Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.
<p>Complies</p> <p>The applicants advise that an air exhaust system will be installed to control emissions and anticipate an appropriate condition to ensure the system is designed to avoid unreasonable odour and noise emissions. A standard amenity condition is proposed to ensure this.</p> <p>It is noted that the existing premises have incorporated some kitchen facilities in the operation of the take-away. The potential exposure to emissions from time to time is not new and the council's environmental health officers will ensure that an appropriate system is installed and maintained to prevent any unreasonable loss of amenity.</p>

20.3.3 Light spill and illumination

<p>Objective:</p> <p>To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.</p>
<p>Consistent</p> <p>The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 The use must:</p> <ul style="list-style-type: none"> (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.
<p>Complies</p> <p>The site adjoins the Inner Residential zone on its northern and western boundaries and no permanent, fixed floodlighting is proposed.</p>

20.3.4 Noise levels

<p>Objective:</p> <p>To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.</p>

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<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 Noise generated by a use on the site must:</p> <ul style="list-style-type: none"> (a) not exceed a time average A-weighted sound pressure level (L_{aeq}) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.
<p>Relies on Performance Criteria The applicants have provided a noise report, prepared by Mr Pearu Terts, a suitably qualified person in the field of acoustics and noise control, to address the performance criteria.</p>
<p>P1 Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) background noise levels; (d) any mitigation measures proposed; (e) the topography of the site; and (f) the character of the surrounding area.
<p>Complies The report by Mr Terts recommends the inclusion of a 2.1m noise barrier fence to be erected along the northern boundary of the outdoor dining area and that the heat pumps be located on the Spencer Street frontage. Both these recommendations are included in the proposal plans.</p> <p>The applicants note that the site is located within an urban environment and contains an existing shop and associated take away, which will be replaced by the proposed cafe that operates during daytime hours.</p>

20.3.5 Retail impact

<p>Objective: To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 If for no permit required or permitted use class.</p>

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Complies
 Food Services and Residential (if above ground floor) are both permitted use classes in the zone.

20.4 Development Standards

20.4.1 Building height, setbacks and siting

Objective:
 To ensure that building bulk and form, and siting:
 (a) is compatible with the streetscape and character of the surrounding area;
 (b) protects the amenity of adjoining lots; and
 (c) promotes and maintains high levels of public interaction and amenity.

Consistent
 The proposal demonstrates compliance with applicable acceptable solutions or performance criteria and has been modified from the previous proposal to reduce the bulk and scale of development adjacent to the western boundary.

A1 Building height must be no greater than:
 (a) 7m; or
 (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.

Complies
 Building height does not exceed 6.9m

A2 Setback from a frontage must be:
 (a) built to the frontage at ground level; or
 (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

Complies
 The proposed building will be built to the boundary on its Spencer Street frontage and setback between the adjoining setbacks on its St Georges Square frontage.

 The proposed front setback is to be 1.79m from the St Georges Square frontage. The dwelling to the north (4 St Georges Square) has a setback of 1.44m and the dwelling to the south (8 St Georges Square) has a setback of 4.79m.

A3 Setback from a side boundary must be:
 (a) built to the side boundaries at ground level; or
 (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

Complies
 The proposed building will be setback 1.19m from its southern side boundary and 0.15m from its western boundary. The corresponding properties have side setbacks of 1.7m and 0.0m. The side setbacks of the proposed building are within the range set by the adjoining properties and thus complies with the acceptable solution.

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<p>A4 Where the site is located on the boundary of the General Residential and Inner Residential zones, new buildings or alterations to existing buildings, must:</p> <ul style="list-style-type: none"> (a) be set back a horizontal distance of no less than 3m from the zone boundary; and (b) have a solid fence no less than 1.8m high on the zone boundary.
<p>Relies on Performance Criteria</p> <p>The site adjoins the Inner Residential zone at its northern and western boundaries. The proposed building is to be setback between 0.15m and 0.61m from the western boundary with 2 Spencer Street, which has a garage built to the boundary. A 7.9m length of wall is also proposed to be setback around 1.2m from the northern boundary with 4 St Georges Square. Performance criteria are relied upon.</p>
<p>P4 Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of proposed buildings; (c) the solar access of habitable room windows and private open space of adjoining dwellings; (d) the privacy of habitable room windows and private open space of adjoining dwellings; (e) the amenity of adjoining dwellings; (f) the size and proportions of the lot; (g) any existing or proposed vegetation or screening; (h) the location of building openings; and (i) any external lighting.
<p>Complies</p> <p>Having regard to the specified matters, it is noted that the area is generally flat with a gentle fall to the west and shadows from the proposed building will have only marginal impact in the early morning on the adjoining property to the west.</p> <p>Currently, 2 Spencer Street, a single storey cottage, is setback some 2.6m and is joined to the existing single storey premises by a single garage. The proposed building will be single storey, consistent with that to be demolished, at the boundary and will have a second storey, to a height of 6.9m setback some 3.1m from the western boundary. This stepping back of the upper level will significantly reduce any potential for loss of amenity through height, bulk or form.</p> <p>Similarly, the building will be setback 1.19m from the northern boundary, with the glazed wall of the cafe stepped back to a 3.1m setback, which combined with the visual screening of the upstairs deck, the acoustic screen and proposed landscaping will ensure there is no unreasonable loss of amenity.</p>
<p>A5 The facade and entrance of the primary building, must be clearly visible, and accessible from a road, for pedestrians and persons with a disability.</p>

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Complies
The facade and entrance to the proposed cafe will be clearly visible.

20.4.2 Location of car parking

Objective:
To ensure that car parking:
(a) does not detract from the streetscape; and
(b) provides for vehicle and pedestrian safety.

Consistent
The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.

A1 Car parking must be located:
(a) within the building structure; or
(b) behind the building.

Complies
To the limited extent that car parking is provided, it is within the building and complies with the acceptable solution. The broader issue of parking is considered later in this report.

20.4.3 Active ground floors

Objective:
To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Consistent
The proposal demonstrates compliance with applicable acceptable solutions or performance criteria

A1 New buildings with non-residential uses on ground floors must:
(a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
(b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
(c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

Relies on Performance Criteria
Whilst the proposal includes substantial glazing on the St Georges Square cafe facade, the Spencer Street facade includes significantly less than the requisite 80%.

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<p>Additionally, the Spencer Street frontage includes air conditioning units located behind screens and a blank wall of some 3.75m width and the performance criteria are relied upon.</p>
<p>P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <ul style="list-style-type: none"> (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
<p>Complies The proposed ground floor facades include substantial glazing to maximise the interaction between the use of the building and pedestrians. The area of facade not openly glazed is limited to the service areas of the proposed cafe, entrance to the upstairs dwelling and its garage and the counter and display area of the cafe. The image from St Georges Square and the eastern end of Spencer Street is one of openness and transparency.</p>
<p>A3 The building must:</p> <ul style="list-style-type: none"> (a) provide a direct access for pedestrians from the road or publicly accessible areas; and (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.
<p>Complies The proposed building is orientated to face both St Georges Square and Spencer Street and provides direct access for pedestrians from each of the roadways.</p>
<p>A4 The total width of the door or doors on a garage facing a frontage must be no wider than 6m.</p>
<p>Complies The proposed garage door facing Spencer Street is to be 2.6m wide.</p>

20.4.5 Pedestrian access to dwellings

<p>Objective: To ensure pedestrian access to residential development is safe and convenient.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>

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<p>A1.1 New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and A1.2 Pedestrian access directly onto a road frontage must be no wider than 4m.</p>
<p>Complies The proposed first floor dwelling is to be provided with independent access from Spencer Street, to the west of the cafe entrance and separated by the screened area containing heat pumps. The Spencer Street entrance to the dwelling has a width of one metre.</p>

20.4.7 Private open space

<p>Objective: To provide adequate and useable private open space for the needs of residents.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising: (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or (b) wholly above ground floor, 8m² with a horizontal dimension of no less than 2m; or (c) a roof-top area, 10m² with a horizontal dimension of no less than 2m.</p>
<p>Complies The proposed first floor dwelling includes a deck of 22m², directly accessible from the living room and a 10m² deck directly accessible from the kitchen, both with a minimum dimension of 2m, and complies with the acceptable solution.</p>
<p>A2 Private open space must receive no less than four hours of direct sunlight on 21 June to 50% of the designated private open space area.</p>
<p>Complies The decks are located on the eastern and northern sides of the proposed first floor dwelling and will receive direct sunlight for most of the day.</p>

20.4.8 Overshadowing of private open space

<p>Objective: To ensure new buildings do not unreasonably overshadow existing private open space.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1.1 Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than 75% of the private open space must receive no less than four hours of sunlight on 21 June; and A1.2 Where less than 75% of the existing private open space receives four hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.</p>

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Complies

The proposed new building will cast a morning shadow over the adjoining dwelling and its garage, however, its private open space located at the rear of the dwelling will not be affected. The proposed building will also cast a morning and late afternoon shadow over parts of the side yard of 8 St Georges Square, however, this will not reduce the available sunlight to 75% of the private open space of that dwelling to less than four hours.

20.4.9 Storage

Objective:

To provide adequate storage facilities for each dwelling.

Consistent

The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.

A1 Each dwelling must have access to no less than 6m³ of dedicated, secure storage space.

Complies

Storage is available within the rear of the garage to provide in excess of the required 6m³.

20.4.10 Common property

Objective:

To ensure that common areas are easily identified.

Consistent

The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.

A1 Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Complies

The site plans clearly delineate the relevant features of the two proposed 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.

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Consistent

The applicant's Traffic Impact Assessment concludes *that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently along St Georges Square and Spencer Street.* Thus, it is concluded that the proposal is consistent with the purpose of the Code.

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 proposal demonstrated compliance with applicable acceptable solutions or performance criteria.

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.

Complies

The Traffic Impact Assessment indicates that annual average daily number of vehicles is not expected to increase by more than 40.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective:

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

Consistent

The proposal demonstrated compliance with applicable acceptable solutions or performance criteria.

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

Complies

One access, providing both entry and exit is proposed, off Spencer Street, for the upstairs dwelling. Vehicular access is not proposed for the cafe.

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.

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<p>Consistent The proposal demonstrated compliance with applicable acceptable solutions or performance criteria.</p>
<p>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.</p>
<p>Relies on Performance Criteria Due to the proximity to the junction of St Georges Square and Spencer Street, the required sight distance cannot be achieved and performance criteria are relied upon.</p>
<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.</p>
<p>Complies The Traffic Impact Assessment, at section 6.2.3, discusses the location of the garage for the upstairs dwelling and the available sight distances and concludes that these are adequate for the safe movement of vehicles given the predicted low speed environment of Spencer Street which is described as a short and narrow residential street.</p>

E6.0 Parking and Sustainable Transport Code

<p>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.</p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

Consistent
 The proposal to develop a cafe and upstairs dwelling, to replace the existing, includes only a single car parking space for the dwelling and does not include any onsite car parking for the cafe.

The applicants have included a Traffic Impact Assessment, prepared by Richard Burk, an appropriately qualified traffic expert, which asserts that the demand likely to be generated by the proposed use is largely the same as that for the existing use, and that there is adequate car parking available in the area.

Notwithstanding this, a significant number of representors, who live in or visit the immediate area, have argued that the existing parking provision is inadequate and that the changed nature of the likely parking demand is unacceptable and will unreasonably impact on their amenity.

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (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.
<p>Relies on Performance Criteria</p>
<p>The Table requires the provision of one car parking space per 15m² of floor area plus one bicycle parking space per 75m² for the use class Food Services and one car parking space for the proposed single bedroom dwelling.</p> <p>The proposed cafe is to have a floor area of 118m², which will require eight car parking spaces, and one space is required, and provided, for the dwelling. This gives a shortfall of eight car parking spaces required to meet the acceptable solution.</p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

<p>Whilst the site currently has two tandem car parking spaces, despite their current use for outdoor dining, the development proposes to provide no car parking for the proposed cafe and the performance criteria is relied upon.</p>
<p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <p>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:</p> <ul style="list-style-type: none"> (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 <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>
<p>Complies</p>
<p>The Traffic Impact Assessment, prepared by Mr Burk, addresses the relevant matters of the performance criteria and concludes that there is adequate car parking available on street and that off-street parking is not necessary for the safe operation of the proposed uses.</p> <p>Consideration of the relevant matters reveals:</p> <ul style="list-style-type: none"> (a) There are 54 parking spaces within 80m of the subject site. Seven of these are five and 15 minute zones in the immediate area of the premises. Thirty are three hour parking spaces and the remaining 17 are unrestricted. Within 80m - 120m of the site there are a further nineteen three hour spaces and 19 unrestricted spaces, giving a total of 92 parking spaces within 120m of the site. (b) Not applicable (c) Public transport is available on High Street within a reasonable walking distance. (d) The only relevant site constraint is the size of the lot itself, being only 233m².

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

However, alternative design and intensity could provide a similar use without losing the current two car parking spaces on site.

- (e) Mr Burk's report has provided empirical evidence to the effect that the mid-day demand for parking within the 80m radius is only 47% of available spaces. This suggests that there is adequate parking in the surrounding area to meet the reasonable demands of the proposed use. Mr Burk further asserts that "the on-street spaces are within a safe low speed environment for pedestrians and are easily accessible".
- (f) Mr Burk asserts that the actual demand for the proposed cafe will be similar to that for the existing local shop and take away, which is currently met.
- (g) There will be no impact upon the streetscape as a result of parking.
- (h) The TIA demonstrates that adequate on-street parking is available and recommends:
 - two off-street bicycle spaces be provided
 - Retro fitting of a kerb ramp outside the cafe on St Georges Square to create an accessible bay. One existing five minute parking space to be converted to an accessible car parking space with R5-10 parking signage.

Notwithstanding the assertions of a number of residents and visitors to the area, who have made representation contending that parking in the area is already problematic and near capacity and that the proposed new cafe will exacerbate this, negatively impacting on the amenity of the surrounding residential uses, the expert advice provided by Mr Burk, in absence of contradictory expert opinion, must be accepted.

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

Despite none being provided, the proposal requires the provision of ten car parking spaces for the proposed cafe. Therefore, an accessible parking space is also required. As this cannot be provided on-site, it is proposed that an accessible space be created on-street. It is noted that with no parking provided on site, the existing crossover can be removed to allow for the provision of such an accessible space without reducing the current availability of parking spaces.

Provision of on-street accessible parking is feasible and not without precedent having been similarly provided at Chemist Warehouse at Racecourse Crescent.

E6.5.2 Bicycle parking numbers

Objective:

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

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<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>
<p>Complies Whilst no provision has been made for the provision of bicycle parking for the cafe, the TIA recommends that two be included and the table requires two bicycle parking spaces. As there is ample room on site, if a permit is issued a condition requiring the provision of such bicycle parking is recommended.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

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

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

<p>no more than 10% greater than the requirements in Table E6.2;</p> <p>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</p> <p>(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</p> <p>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</p> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>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.</p>
<p>Complies</p> <p>The parking area provided for the dwelling is located within the building footprint and will be constructed in accordance with the applicable requirements.</p>

E7.0 Scenic Management Code

<p>E7.1 The purpose of this provision is to:</p> <p>(a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and</p> <p>(b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and</p> <p>(c) ensure that vegetation is managed for its contribution to the scenic landscape.</p>
<p>Consistent</p> <p>The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>

E7.6 Development Standards

E7.6.2 Scenic management areas

<p>Objective:</p> <p>The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.</p>
<p>Consistent</p> <p>The proposal demonstrates compliance with applicable acceptable solutions or performance criteria.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria</p>
<p>P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:</p> <p>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;</p> <p>(b) the impact on skylines, ridgelines and prominent locations;</p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

- (c) the nature and extent of existing development on the site;
- (d) the retention or establishment of vegetation to provide screening;
- (e) the need to clear existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the development;
- (i) the location of development to facilitate the retention of trees; and
- (j) design treatment of development, including:
 - (i) the bulk and form of buildings including materials and finishes;
 - (ii) any earthworks for cut or fill;
 - (iii) the physical (built or natural) characteristics of the site or area;
 - (iv) the nature and character of the existing development; and
 - (v) the retention of trees.

Complies

- (a) The subject site is within the Central Hills Precinct Scenic Management Area: This precinct encompasses the residential area located along the ridge line to the east of the central Launceston area. The precinct is dominated by skyline development and forms the principle backdrop for South Launceston, Newstead and central Launceston.

The Management Objectives of this precinct are:

Maintain and enhance vegetation:

The site does not currently contain any vegetation that contributes to the scenic values of the area. It is noted that the ground floor plan includes some low level plantings consistent with adjoining sites. Large trees are located within St Georges Square and some of the larger sites nearby.

Development should blend with existing development by its location, form, scale and exterior:

The height and scale of the proposed development is consistent with the mix of single and double storey dwellings in the vicinity. Whilst the proposal includes a significant glazing element, this is not out of character with recent developments in the area.

Encourage driveways to be inevident:

The proposed garage for the upstairs dwelling is accessed directly from Spencer Street with no specific driveway.

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Increased residential density is encouraged only where development does not adversely interrupt the existing or historic pattern of development:

The construction of the proposed glass fronted, two storey structure, supporting a new upper level dwelling on this corner site, will clearly interrupt the existing or historic pattern of development, however, the subjective question is whether or not it will do so adversely. Historically, this area has developed from a small number of larger dwellings on significant holdings. Over time, the land has been subdivided to create a range of smaller lots which have principally been developed for a range of single and double storey dwellings.

The proposal does not alter the lot size, rather it replaces a single storey shop/cafe and residence with a two storey cafe and residence. Whilst a number of the design elements can be seen throughout the surrounding area and the proposed building makes a bold statement, in the context of increased residential density, the proposal does not adversely interrupt the existing or historic pattern of development.

- (b) The impact on skylines, ridgelines and prominent locations:
The proposed development will have no significant impact on skylines or ridgelines as it is not specifically skylined and views to the site are mitigated by the mature trees of St Georges Square and the existing residential development on the western slopes.
 - (c) The nature and extent of existing development on site:-
The site is currently fully developed by the existing residence, shop and cafe/take away and will be similarly fully developed if this proposal goes ahead.
 - (d) There is no existing vegetation to be retained and the proposal includes some low level plantings consistent with adjoining properties.
 - (e) The site is currently fully developed and is to be cleared prior to the proposed development.
 - (f) There are no relevant hazard management requirements.
 - (g) The site is currently fully serviced. A new access is required in Spencer Street and it is proposed to convert the existing crossover in St Georges Square to accessible parking.
 - (h) The specific requirements of the development:
As the site is effectively fully developed, the proposed development requires the demolition of the whole of the existing structure to facilitate the development of a new building providing a cafe and dwelling.
-

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

- (j) the design treatment of the development including the bulk and form of buildings, including materials and finishes:
As noted above, the proposed building is to be a bold structure drawing on the bulk, form, materials and finishes of a number of existing buildings in the area.

Having regard to the relevant prescribed matters, above, it is considered that the development of the proposed two storey building in the current proposed form, scale and finish, will be unobtrusive in the landscape and compliment the character of the area.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2019/00181-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 27 February to 14 March 2019. Eleven representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

<p>Issue: There are six cafés within a small radius.</p>
<p><i>Response:</i> <i>It is not the function of, and there is no capacity in, the planning scheme to regulate competition.</i></p>
<p>Issue: Parking in the area is already difficult: - Spencer Street is narrow with parking on only one side - Many people currently park around the square all day whilst at work in the city - employee parking for 5-6 staff - 3P parking protects residents from commuter parking but not from café customers -permit parking is not effective for visitors.</p>
<p><i>Response:</i> <i>The issue of parking was perhaps the most significant matter raised by the majority of the representors and signatories to the petition. However, the applicants provided a Traffic Impact Assessment, prepared by a suitably qualified person, asserting and providing empirical evidence demonstrating that there is adequate parking available within a reasonable walking distance to meet the needs of the development. In absence of contrary professional opinion, the findings of the Traffic Impact Assessment are accepted.</i></p>
<p>Issue: Parking demand for the café is different to the shop as patrons will stay longer. This is not covered in the TIA.</p>
<p><i>Response:</i> <i>Intuitively, this would seem to be correct and reasonable. Nevertheless, it is the advice of the qualified traffic expert that the on-street parking is adequate.</i></p>
<p>Issue: The Traffic Impact Assessment is dated from the previous application and is misleading and inaccurate. It was undertaken mainly in school holidays when numbers are lower.</p>
<p><i>Response:</i> <i>The applicants have provided a response from the traffic engineer, Mr Burk, reasserting that the on-street parking demand will not significantly change and advising that seasonal variation may produce an increase or decrease of some 15%, "however, this is insufficient to saturate parking capacity in the worst case".</i></p>
<p>Issue: Potential noise from the café could disturb this quiet area.</p>
<p><i>Response:</i> <i>The noise assessment by Mr Terts has recommended an acoustic fence along the northern boundary and the placement of the heat pump units on the Spencer Street façade. These recommendations are adopted in the proposal.</i></p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

<p>Issue: What provision has been made for extractor fans - noise and odours?</p>
<p><i>Response:</i> Potential noise and odour from extractor fans will be dealt with in conjunction with Council's Environmental Health Officers at the time of their approval if the development proceeds.</p>
<p>Issue: Potential overshadowing and overlooking of adjoining homes.</p>
<p><i>Response: The revised proposal, reducing the height of the proposed building against the western boundary, reduces overshadowing such that morning shadow over 2 Spencer Street will not impact upon the private open space or windows to habitable rooms. Similarly, the afternoon shadow to 8 Spencer Street is limited to the front and side yard and will not impact upon private open space or windows to habitable rooms.</i></p> <p><i>An open dining area is proposed in the north western corner of the upstairs dwelling. The northern side of this is only some 1.2m from the boundary and a 1.7m opaque glass privacy screen is proposed. All other decks are setback more than 3m from the boundary. These measures are considered appropriate to maintain privacy.</i></p>
<p>Issue: Possible increase in number of patrons and an application for a liquor licence?</p>
<p><i>Response:</i> The proposal seeks to limit opening hours to 3.00pm with the café catering for breakfast and lunch rather than evening meals. Further approval will be required in the future if the operators seek to extend the hours. No liquor licence has been proposed at this time, however, such licences are not issued by Council.</p>
<p>Issue: The development will have an adverse impact on residential amenity due to a lack of setback and the significant change to the scale of development which is inappropriate in the streetscape.</p>
<p><i>Response:</i> This is discussed earlier in the report where it is noted that the setbacks, scale and design of the development reflect many existing elements in the area and is considered to be generally compatible in the streetscape.</p>
<p>Issue: The local shop or corner store is a significant component of the history, character and amenity of the residential area. Its loss is detrimental to accepted planning principles of safe, sustainable and respectful communities.</p>
<p><i>Response:</i> The ongoing loss of corner stores across the Country is a reflection of changing community needs and expectations. Whilst once almost a suburban icon, the corner store has been supplanted by ease of transport and convenience shopping. It is not the role or function of the planning scheme to regulate the mix of commercial activities, nor is it possible to require a particular business to continue to operate.</p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(Cont'd)

<p>Issue: Loss of the existing 1/4P bays will adversely impact on nearby businesses. Review of the long bay food van parking during the day time and a further review of parking demand in twelve months should be considered.</p>
<p><i>Response:</i> <i>Council's traffic and parking engineers will continue to monitor the effectiveness of the parking arrangements and make adjustments as appropriate.</i></p>
<p>Issue: It is impossible to regulate service vehicles to prevent use of Spencer Street. Exit from the western end is difficult.</p>
<p><i>Response:</i> <i>This is largely correct, as the operator cannot realistically prevent delivery vehicles from using a public street, such as Spencer Street. However, access via St Georges Square will be more convenient and likely to be used in most cases. Currently parking is only available on the northern side of Spencer Street and this is limited to three hours. This will be further limited by the proposed crossover to service the dwelling garage.</i></p>
<p>Issue: It is unclear if the dwelling upstairs is to be used as a single dwelling or some form of visitor accommodation.</p>
<p><i>Response:</i> <i>The application is for the development of a dwelling. If there is a desire to use this for visitor accommodation in the future, further approval will be required at that time.</i></p>
<p>Issue: Could the eastern side of St Georges Square be changed from all day parking to a one hour zone?</p>
<p><i>Response:</i> <i>The Traffic Impact Assessment provided by the applicants does not support the need for this. Additionally, such a change is likely to have an adverse impact on other residential streets as the 'all day' users are forced further out.</i></p>
<p>Issue: Other cafes in the area have been required to provide parking, why not this one?</p>
<p><i>Response:</i> <i>Every application is assessed on its merits, one of which is the physical ability to provide parking and another is the likely change in parking demand. In this instance, additional parking cannot physically be provided and the Traffic Impact Assessment, prepared by an appropriately qualified traffic engineer, demonstrates that the change in use to café will not result in a significant increase in parking demand and will not surpass that currently available in the area.</i></p>

8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(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 considered relevant to this report.

- 8.1 6 St Georges Square, East Launceston - Residential and Food Services - Demolish Existing and Construction of a Two Storey Building (Ground Floor Cafe and First Floor Dwelling) ...(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 be Endorsed (*distributed electronically*)
 3. TasWater SPAN (*distributed electronically*)
 4. Representations (*distributed electronically*)
 5. Applicants Response to Representation Issues (*distributed electronically*)
-

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

Thursday 4 April 2019

- Attended Design Centre - Potters Produce Preview

Friday 5 April 2019

- Officiated at Pejean Gallery opening for the Graeme Whittle Exhibition
- Attended the Northern Tasmanian Junior Soccer Association season launch

Saturday 6 April 2019

- Officiated at the Welcome Back for St Giles cyclists at City Park
- Attended the mens and womens games for North West Thunder versus Tornados

Monday 8 April 2019

- Officiated at the St Leonards Primary School grades 5 and 6 assembly
- Judged the 2019 Engineering Young Minds Event

Tuesday 9 April 2019

- Attended the Cancer Council Tasmania's Women's 5K Walk/Run media launch

Wednesday 10 April 2019

- Attended the post-budget breakfast with Scott Morrison

Sunday 14 April 2019

- Officiated at Launceston Brixhibition 2019
-

10 COUNCILLOR'S REPORTS

(This item provides an opportunity for Councillors 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 COUNCILLORS**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.)

11.1.1 Councillors' Questions on Notice - Councillor A E Dawkins - Council Meeting - 4 April 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked at the Council Meeting on 4 April 2019 by Councillor A E Dawkins and has been answered by Mr Simon Tennant (Manager Communications).

Questions:

1. When will Council adopt the palawa kani term for the 2014 Nomenclature Board mandated name of kanamaluka/Tamar River, especially in light of Mount Wellington's adoption of its palawa kani name, on Council communication sites?

Response:

The City of Launceston website was updated to reflect the dual naming of kanamaluka/Tamar River following an inquiry in February.

Since then, one instance of the dual naming was found recently that had not been updated to conform. That was updated accordingly.

There may be instances where this naming procedure has not been followed, for example in electronic versions of printed material, or in linked .pdfs on the website. It is not physically possible to update these.

However, the guidelines around the use of the name kanamaluka/Tamar River have been updated for all online uses going forward, including on social media and in media releases.

Following discussions with other Directorates, it is now common practice to use the dual naming process for kanamaluka/Tamar River for the City of Launceston.

This will also be reflected in the City of Launceston's next update of the written Style Guide.

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 Pedestrian and Bike Committee Meetings - 14 February and 28 March 2019****FILE NO:** SF0618**AUTHOR:** Cathy Williams (Built Environment Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive reports from the Pedestrian and Bike Committee Meetings held on 14 February and 28 March 2019.

RECOMMENDATION:

That Council receives the reports from the Pedestrian and Bike Committee Meetings held on 14 February and 28 March 2019.

REPORT:

The Pedestrian and Bike Committee, at its Meeting on 28 March 2019:

- Received a presentation on progress with the Transport Strategy.
- Received a presentation from RACT on their Transport Vision.
- Discussed the proposed Launceston CBD Active Transport day.
- Congratulated John Ralph on successfully signing the LUFT (Launceston Urban Fringe Trail).
- Noted that the results of the pedestrian and bike count carried out on 5 March were encouraging.
- Noted that Bike Week held from 3-10 March 2019 was successful and well attended.
- Noted that Ride2School Day was held on 22 March 2019.

The Pedestrian and Bike Committee, at its Meeting on 14 February 2019, noted that:

- Bike Week will be held from 3-10 March 2019.
- Ride2School Day will be held on 22 March 2019.
- The pedestrian and bike count will be held on 5 March 2019.

ECONOMIC IMPACT:

Not considered relevant to this report.

**12.1 Pedestrian and Bike Committee Meetings - 14 February and 28 March 2019
...(Cont'd)**

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 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 Direction -

6. To promote active and healthy lifestyles

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

Key Direction -

2. To improve and maintain accessibility within the City of Launceston area, including its rural areas


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 Municipal Emergency Management Committee Meeting - 28 March 2019**FILE NO:** SF3177/SF0031**AUTHOR:** Bev Allen (Emergency Management Coordinator)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Municipal Emergency Management Committee.

RECOMMENDATION:

That Council receives the report from the Municipal Emergency Management Committee Meeting held on 28 March 2019.

REPORT:

The Meeting of the Municipal Emergency Management Committee held on 28 March 2019 discussed the following:

- Members' Reports - members provided a verbal update.
- Tasmania Fire Service provided an update on state-wide fire activities over recent months. Total area burnt was 187,000 hectares with a perimeter of 2,325 kilometres.
- City of Launceston Environmental Health Team conducted a desktop emergency exercise based on an earthquake scenario. The exercise was run by the Municipal Coordinator with an external evaluator.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

**12.2 Municipal Emergency Management Committee Meeting - 28 March 2019
...(Cont'd)**

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 5 - A city that values its environment
Ten-year goal - To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards
Key Directions -
2. To manage the risks of climate-related events, particularly in the area of stormwater management
3. To enhance community awareness and resilience to uncertain weather patterns

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

12.3 Tender Review Committee Meeting - 4 April 2019**FILE NO:** SF0100/CD059/2018**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To receive a report from the Tender Review Committee (a delegated Authority Committee).

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tender submitted by Paul Zanetto Pty Ltd for the Hillside Crescent Retaining Wall Rehabilitation contract number CD059/2018 for \$587,857 (excluding GST).

REPORT:

The Tender Review Committee Meeting, held on 4 April 2019, determined the following:

Hillside Crescent Retaining Wall Rehabilitation - CD059/2018

That the sum submitted by Paul Zanetto Pty Ltd for the Hillside Crescent Retaining Wall Rehabilitation contract number CD059/2018 for a cost of \$587,857 (excluding GST) be accepted.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.3 Tender Review Committee Meeting - 4 April 2019 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals: To ensure decisions are made in a transparent and accountable way

Key Direction -

3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

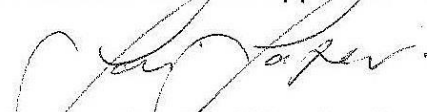
Not considered relevant to this report.

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

13 COUNCIL WORKSHOPS**13.1 Council Workshop Report****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted on 11 and 18 April 2019:

Bell Bay Advanced Manufacturing Zone Update

Councillors received a presentation regarding the project including the background of the sub-committee, current membership, achievements, advocacy, projects for 2019 and its importance to Launceston.

Tennis Tasmania - Launceston Regional Tennis Centre Project Proposal

Councillors discussed a project proposal from Tennis Tasmania for a Launceston Tennis, Community and Events Centre.

60-90 Minutes Free Parking

Councillors were provided with information regarding parking options and an analysis of the 60-90 Minutes Free Parking Notice of Motion response.

**Strategic Asset Management Plan and Long Term Financial Plan
2019-2020**

Councillors were presented with the Strategic Management Asset Plan and the Long Term Financial Plan for consideration and with a view to Council formally adopting the plans.

Albert Hall Final Report

Councillors were provided a copy of the Final Draft Report for Albert Hall refurbishment.

13.1 Council Workshop Report ...(Cont'd)

Launceston City Deal - Update on Implementation of Commitments

Councillors were provided with an update on a number of the commitments of the Launceston City Deal and information regarding the timeline for the release of the 2019 Annual Progress Report.

Macquarie House Fountain

Councillors reviewed the works proposed to be undertaken to the Henty Fountain and surrounding areas as part of the Civic Square and Macquarie House projects.

Local Heritage Place Listings for the Draft Local Provisions Schedule

Councillors received information on the changes to the heritage place listings for the draft Local Provisions Schedule.

2019 Draft Corporate Strategic Plan Review

Councillors considered the final draft of the 2019 Draft Corporate Strategic Plan Review.

REPORT:

Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshop held since the last Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals -To ensure decisions are made in a transparent and accountable way
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

13.1 Council Workshop Report ...(Cont'd)

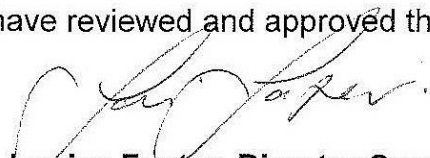
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Councillor R I Soward - Cityprom Inc Review**FILE NO:** SF5547**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a review of Cityprom Inc.

RECOMMENDATION:

Cityprom was formed in 1988 as an agreement between City of Launceston and a group of retailers to formulate a City marketing strategy to meet the needs of the central business district (CBD). In the ensuing 20+ years, it is clear that retail and the central business district has shifted dramatically, along with the needs of our inner city retailers. I believe that it is beholden on the Council to ensure that Cityprom is meeting the needs of the CBD and to this effect it is recommended:

That Council requests the General Manager to:

1. Engage with stakeholders, including the Cityprom Board, to prepare a scope for a review of Cityprom to assess whether the needs of the CBD are being effectively addressed, with the scope to be agreed by the Council.
 2. Engage a suitably qualified independent consultant to complete a review of Cityprom in accordance with the agreed scope.
 3. That Recommendations 1 and 2 are completed within the next six months.
-

REPORT:

According to Cityprom, its purpose is to ensure Central Launceston is a vibrant hub for people to live, work, learn, invest, engage, enjoy and experience, through developing and implementing strategies that encourage creativity, entrepreneurship, innovation and sustainable economic growth, establishing Launceston as a great regional city. Given the dramatic changes, which we have, and continue to experience throughout the Launceston CBD, it is difficult for any such organisations to stay contemporary and relevant. Accordingly, I believe it is vital that such organisations engage in periodic review to ensure that the best interests of our CBD retailers are being effectively addressed.

14.1 Notice of Motion - Councillor R I Soward - Cityprom Inc Review ...(Cont'd)

In line with good corporate governance and renewal, independent reviews have a significant remit in organisational planning and function. It is not best practice for any organisation to conduct reviews of themselves as a way of future planning for circumstances beyond the organisations control such is the rapidly changing pace of the retail and hospitality sectors. In this case it wouldn't be proper for Cityprom to review themselves nor for the City of Launceston Council to review Cityprom given the promotional levy council collects from Cityprom (CBD) businesses. I consider that an arm's length independent review is the logical and proper mechanism.

The idea of independent reviews aren't new and are undertaken by many organisations including council, the Chamber of Commerce etc. to guide best practice and maximise organisational performance. Cityprom receives over half a million dollars by way of a levy council collects so they are a significant organisation in our city. Cityprom has operated for over 20 years and there has been no independent review such as this one being proposed that has been undertaken that I am aware of.

The nature of retail and commerce are forever evolving and changing so an independent review can offer significant insight into this area and the best way for a promotional organisation like Cityprom to operate. An independent review can then be used by Cityprom to guide their strategic planning, the way they support events, their scope of operation and so on meaning that they benefit from making strong, informed evidence based decisions from an independent expert report.

The ultimate beneficiaries of this expert advice and review will be the 600 businesses Cityprom represents.

A high performing and functioning CBD is crucial to the cultural vibrancy, social wellbeing and economic prosperity of the city.

OFFICER COMMENT:

Michael Stretton (General Manager)

The Councillor's Notice of Motion is clear and the justifications all make sense. An indicative estimate has been sought for the proposed independent review which has identified that the project would cost between \$20,000 - \$25,000 (+GST). It should be noted that if the Council were to decide to undertake the review, it will be necessary for a budget amendment to be carried out to free up the required funding, or alternatively, an alteration will need to be made to the draft 2019/2020 budget. It will most likely be necessary to defer another project to enable the completion of this project.

ECONOMIC IMPACT:

Not considered relevant to this report.

14.1 Notice of Motion - Councillor R I Soward - Cityprom Inc Review ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To ensure decisions are made in a transparent and accountable way

Key Directions -

3. To ensure decisions are made on the basis of accurate and relevant information

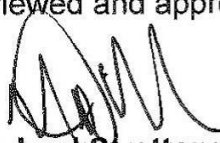
BUDGET & FINANCIAL ASPECTS:

Considered in other comments.

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. Notice of Motion - Councillor R I Soward

Attachment 1 - Notice of Motion - Councillor R I Soward

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: SF0016/SF5547
MS:eg
DATE: 5 April 2019

TO: Michael Stretton General Manager
c.c. Committee Clerks

FROM: Rob Soward Councillor

SUBJECT: **Notice of Motion - Cityprom Review**

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 18 April 2019.

Motion

Cityprom was formed in 1988 as an agreement between City of Launceston and a group of retailers to formulate a city marketing strategy to meet the needs of the central business district (CBD). In the ensuing 20+ years, it is clear that retail and the central business district has shifted dramatically, along with the needs of our inner city retailers. I believe that it is beholden on the Council to ensure that that Cityprom is meeting the needs of the CBD and to this effect, it is recommend that:

The Council request the General Manager to:

1. Engage with stakeholders, including the Cityprom Board, to prepare a scope for a review of Cityprom to assess whether the needs of the CBD are being effectively addressed, with the scope to be agreed by the Council;
2. Engage a suitably qualified independent consultant to complete a review of Cityprom in accordance with the agreed scope; and
3. That 1 and 2 are completed within the next 6 months.

Background

According to Cityprom, its purpose is to ensure Central Launceston is a vibrant hub for people to live, work, learn, invest, engage, enjoy and experience, through developing and implementing strategies that encourage creativity, entrepreneurship, innovation and sustainable economic growth, establishing Launceston as a great regional city. Given the dramatic changes, which we have, and continue to experience throughout the Launceston CBD, it is difficult for any such organisations to stay contemporary and relevant. Accordingly, I believe it is vital that such organisations engage in periodic review to ensure that the best interests of our CBD retailers are being effectively addressed.

In line with good corporate governance and renewal, independent reviews have a significant remit in organisational planning and function. It is not best practice for any organisation to conduct reviews of themselves as a way of future planning for circumstances beyond the organisations control such is the rapidly changing pace of the retail and hospitality sectors. In this case it wouldn't be proper for Cityprom to review

CITY OF LAUNCESTON

MEMORANDUM

themselves nor for the City of Launceston Council to review Cityprom given the promotional levy council collects from Cityprom (CBD) businesses. I consider that an arm's length independent review is the logical and proper mechanism.

The idea of independent reviews aren't new and are undertaken by many organisations including council, the Chamber of Commerce etc. to guide best practice and maximise organisational performance. Cityprom receives over half a million dollars by way of a levy council collects so they are a significant organisation in our city. Cityprom has operated for over 20 years and there has been no independent review such as this one being proposed that has been undertaken that I am aware of.


The nature of retail and commerce are forever evolving and changing so an independent review can offer significant insight into this area and the best way for a promotional organisation like Cityprom to operate. An independent review can then be used by Cityprom to guide their strategic planning, the way they support events, their scope of operation and so on meaning that they benefit from making strong, informed evidence based decisions from an independent expert report.

The ultimate beneficiaries of this expert advice and review will be the 600 businesses Cityprom represents.

A high performing and functioning CBD is crucial to the cultural vibrancy, social wellbeing and economic prosperity of the city.

Attachments

N/A



Handwritten signature of Rob Soward, with a horizontal line underneath.

Councillor Rob Soward

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 New Year's Eve - Event Sponsorship for 2019 and 2020****FILE NO:** SF6543/SPNSR0013**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a proposal for New Year's Eve Event Sponsorship for 2019 and 2020 from Beerfest No 1.

RECOMMENDATION:

That Council pre-commits \$46,000 per year from the 2019/2020 and 2020/2021 New Year's Eve Sponsorship budget for the sponsorship of Beerfest Launceston New Year's Eve 2019 and 2020.

REPORT:

Vibestown Productions Pty Ltd had a sponsorship agreement for triennial funding, for the provision of a Launceston New Year's Eve Event for 2017, 2018 and 2019. Mid 2018 Vibestown indicated they were unable to run an event for New Year's Eve in 2018, under the current sponsorship agreement.

With only five months to enable a New Year's Eve event for the city, Beerfest No 1 were approached to move the proposed Launceston Beerfest event from the 15 December 2018, to the 31 December 2018, to provide the New Year's Eve event for the City. The total City of Launceston sponsorship funding provided for the 2018 event was \$46,125.

In line with the Event Sponsorship Policy (05-Rfx-020), the provision of funding for 2019 and 2020 would provide Beerfest No 1, with triennial funding for New Year's Eve Events from 2018, 2019 and 2020.

Beerfest Australia was originally launched in Launceston nine years ago in 2010. Beerfest No1 now delivers six festivals across five states - Tasmania, Victoria, New South Wales, Queensland and Western Australia. This success demonstrates real growth, sustainability and that Beerfest No1 are experienced event operators. In addition, this is a great example of a Launceston born event taken to the rest of Australia.

15.1 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

Beerfest Launceston New Year's Eve 2018 attracted 8,870 attendees (a significant increase of 2,370 from the estimated 6,500 who attended the 2017 New Year's Eve event). Ticketing information demonstrates that there were 3,371 attendees from Tasmania (1,891 from Launceston) with a staggering 3,220 attendees from Victoria. Over 60% of the attendees were between 24 and 45 years of age and 934 children under the age of 12 attended the event.

Statistics provided by Beerfest indicated that visitors stayed an average of three nights with an expenditure of \$199 per night equalling a \$1,884,526.00 visitor spend. With the large numbers of attendees from interstate, mainly Victoria and the resulting visitor spend, it can be concluded that the event has exceeded the expected benefits of the provision of a community New Year's Eve Event and has easily met the potential additional economic and tourism benefits (see Assessment criteria below).

The 2019 event will celebrate the 10 year anniversary since Beerfest began as a craft beer festival in Launceston. The festival has developed into an event with something for everyone, including craft beer; cider; educational forums; local beer and food matching; cooking and tasting demonstrations; live music; live comedy and kid's activities.

Plans for 2019 include; increased stall numbers; enlarged kids zone activities with music, puppet shows, jumping castle and super heroes. Adult music will be a combination of local and national entertainment, including soloists, bands, jazz and DJ dance music close to midnight. There will be family and midnight firework displays. The event site will be plastic and smoke free. There will also be an increased focus on event marketing; accommodation packages with partners; promotion of visitation packages and developing strategic relationships with producers.

For 2020 there are plans for a two day event, with a different focus for each day. Wednesday, 30 December 2020 from 5.00pm-11.00pm, will have a corporate and after work focus, with beer connoisseurs master classes and music genres for the older demographic. Thursday, 31 December from 4.00pm-12:30am will have a family focus; dedicated kids' zone; family and midnight fireworks; music and entertainment for all ages; beer/food matching demonstrations and master classes.

The report and proposal was assessed by Council Officers using the assessment criteria listed below. As Beerfest 2018 received \$46,000 and exceeded expected benefits it was assessed at \$46,000. The assessment resulted in a score of 81%.

Using the distribution funds formula for event sponsorship, a proposal with a score between 81% and 100% is recommended to receive 100% of funding.

Full details of the report from the 2018 event and the proposal for 2019 and 2020, is set out in a separate report which has been distributed to Councillors.

15.1 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

Assessment Criteria

Applications for sponsorship will be scored and assessed based on your answers to questions in the sections aligned to the following criteria:

- **Participation** - Enables social connections to take place within the community, including volunteering and participation opportunities.
- **Creativity and Innovation** - Encourages and supports creativity, innovation and local talent.
- **Community Spirit** - Fosters pride and positivity in our city, building community spirit.
- **Inclusiveness** - Inclusive and accessible to residents within our community.
- **Progressive** - Demonstrates a future strategic vision for growth and continued sustainability.
- **Asset Usage** - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

Potential Additional Benefits

- **Economic** - Demonstrates positive economic benefits through visitor spend, employment and/or investment.
- **Tourism and profile** - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

The normal distribution of funds (according to score) is as follows:

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact for the Launceston community.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

15.1 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

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

Priority Area 4 - A diverse and welcoming City of Launceston

Ten-year goal - To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Key Direction -

6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

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

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

Key Directions -

3. To promote tourism and a quality Launceston tourism offering

4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar

6. To facilitate direct investment in the local economy to support its growth

BUDGET & FINANCIAL ASPECTS:

The budget for New Year's Eve Event Sponsorship

	Proposed Budget \$	Recommendation	Balance
2019 New Year's Eve Event Sponsorship	\$40,000	\$46,000	-\$6,000
2020 New Year's Eve Event Sponsorship	\$40,000	\$46,000	-\$6,000

Please Note: In 2018, \$46,125 was provided to Beerfest Launceston New Year's Eve. This figure included the New Year's Eve Sponsorship of \$40,000 and \$6,125 that was already committed to Beerfest from the 2018/2019 Major Event Sponsorship Program.

The shortfall of \$6,000 shown in the table above, can be accommodated by adjusting other event sponsorship categories to maintain the total event sponsorship budget within the draft budget for 2019/2020 and the proposed budget for 2020/2021.

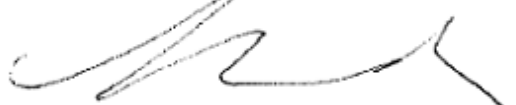
15.1 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

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.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. NOT FOR PUBLIC DISTRIBUTION - Event Sponsorship New Year's Eve Event 2019-2020 Proposal (*distributed electronically*)
-

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS**17.1 Request to Remove Plaque From *It's About Us* Sculpture in the Brisbane Street Mall****FILE NO:** SF4317/SF5784**DIRECTOR:** Tracy Puklowski (Director Creative Arts and Cultural Services)

DECISION STATEMENT:

To consider a request for the removal of a plaque featuring Mr John Millwood's name from the *It's About Us* sculpture, situated in the Brisbane Street Mall.

PREVIOUS COUNCIL CONSIDERATION:

Council - 7 February 2019 - Agenda Item 7.1.1 - Public Questions on Notice - Removal of Art Work in Mall - Mr Robin Smith - 24 January 2019.

RECOMMENDATION:

That Council:

1. Approves the removal of the removal of the currently installed plaque from the *It's About Us* sculpture in the Brisbane Street Mall and its replacement with an alternative plaque; and
 2. The wording of the alternative plaque is to be determined by the General Manager in consultation with the Council's Tasmanian Aboriginal Advisory Group.
-

REPORT:

It's About Us (2006) was a year-long celebration of Tasmanian Aboriginal history and 200 years of European settlement in Launceston.

In June 2004 the Launceston City Council called for ideas from the community for events and activities for 2006, and 182 submissions were received. As a result of the number of submissions, a Community Assessment Team was formed in September 2004, comprising people with expertise in the arts, sport and recreation, literature, history and heritage, education, indigenous, beer, food and wine, community events, conferences and the environment.

17.1 Request to Remove Plaque From *It's About Us* Sculpture in the Brisbane Street Mall ...(Cont'd)

One of the submissions received was from Mr Millwood, proposing a commemorative bronze statue of Lt. Colonel William Paterson. The submission was rejected by the Community Assessment team as they voted unanimously not to accept submissions that were statues or re-enactments, out of sensitivity to the Tasmanian Aboriginal community. The recommendations were taken back to the *It's About Us* Committee (comprising six Aldermen) for endorsement.

The Committee left open the option for a commemorative statue, with more consultation to occur.

As part of the process a Tasmanian Aboriginal Advisory Group (TAAG) was formed, working closely with the *It's About Us* Working Group, as well as with community groups whose projects had been endorsed.

In April 2005, Mr Millwood met with members of the Working Group (Council Officers) and TAAG to discuss his proposal and as a result, he submitted a new proposal on the theme of reconciliation. A delegation met with the Committee in July 2005. As a result of this meeting the Committee endorsed a late submission for a commemorative 'marker' to be constructed. Mr Millwood was asked to be involved with the process and work with TAAG and the *It's About Us* Working Group.

Council adopted the recommendation on 28 November 2005.

Mr Millwood continued to work with TAAG, and in December 2006 the final concept for the sculpture approved by TAAG, was submitted. Mr Millwood met with Council Officers to locate a suitable location for the 'marker'. The place chosen was the eastern end of Brisbane Street Mall.

In February 2007 Mr Millwood submitted the final specifications for the 'marker'.

Well-known sculptor Peter Corlett was commissioned to oversee the project. The cost was approximately \$23,000 plus installation. Launceston City Council installed the sculpture.

Discussion:

In 2017 the Council made a decision (Minute Item. 9.2 - 13 February 2017) to withdraw the 2009 Heritage Award provided to Mr Millwood to serve as a clear indication that the City of Launceston will not tolerate crimes perpetrated against children in the community.

17.1 Request to Remove Plaque From *It's About Us* Sculpture in the Brisbane Street Mall ...(Cont'd)

The *It's About Us* sculpture features a small plaque, which makes reference to Mr Millwood and the Council has received a request to remove the plaque.

Clearly, the current plaque is a cause for some considerable distress for members of the community and therefore, it is not reflective of our community vision, particularly in respect to being an inclusive region. Accordingly, it is recommended that the plaque be replaced by a suitably worded alternative, which captures the essence and intent of the sculpture.

Informal consultation with members of the Council's Tasmanian Aboriginal Advisory Group has already taken place and there is support to have the plaque removed and replaced by one with more appropriate wording.

It should be noted that the removal of the plaque would not infringe the moral rights of the artist as it is not part of the sculpture.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

The decision would serve as a clear indication that the City of Launceston will not tolerate crimes perpetrated against children in the community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To ensure decisions are made in a transparent and accountable way
Key Directions -
3. To ensure decisions are made on the basis of accurate and relevant information

17.1 Request to Remove Plaque From *It's About Us* Sculpture in the Brisbane Street Mall ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

The cost of a replacement plaque would be approximately \$1,500.

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.



Tracy Puklowski: Director Creative Arts and Cultural Services

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Action in Respect of the Launceston Road Safety Consultative Committee

FILE NO: SF5909

AUTHOR: Nigel Coates (Engineering Officer Traffic)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider disbanding the Launceston Road Safety Consultative Committee.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 November 2018 - Agenda Item 19.2 - Council Appointments to Internal and External Committees

RECOMMENDATION:

That Council:

1. disbands the Launceston Road Safety Consultative Committee.
 2. notes that the resolution made in respect of Recommendation 1 will be reflected in Council's Committee Representation Details document 14-HLPrx-012 and will be communicated to the Chairperson of the Committee by the Manager Corporate Strategy.
 3. notes the significant contribution that the members of the Launceston Road Safety Consultative Committee have made to providing a co-ordinated, strategic approach to road safety.
-

REPORT:

The Launceston Road Safety Consultative Committee (LRSSC), is a Special Committee of Council defined under section 24 of the *Local Government Act 1993* (Tas).

The LRSSC's Terms of Reference was adopted by Council on 27 August 2012, (ECM Doc #2756067 Attachment 1).

The Committee was formed to review the multi-year programs for 'Black Spot' and Road Safety projects within Launceston.

**18.1 Action in Respect of the Launceston Road Safety Consultative Committee
...(Cont'd)**

Recommendations from the LRSS helped to inform the Council when making a decision on the multi-year programs.

As stated in the Terms of Reference, LRSSC was to meet in June/July each year or as many times as necessary to provide recommendations to the Council on the multi-year programs for 'Black Spot' and Road Safety projects.

Some of the Committee's achievements include:

- Provided independent advice to the Council on road safety engineering issues.
- Discussed 17 Black Spot projects, 24 road safety projects and four vulnerable road user projects, 18 of which have been funded and implemented.
- Assisted with development of a proposal to review speed limits in Launceston to address crash records.

Given that the LRSSC has not met in over two years, it is recommended that this committee be disbanded. Road safety matters are normally dealt with at an operational level and, where necessary, discussed directly between the Council staff and Councillors. Therefore the need for this committee has reduced over time.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders; to seek and champion collaboration to address major issues for Northern Tasmania; to ensure decisions are made in a transparent and accountable way; to continue to meet our statutory obligations and deliver quality services and to continue to ensure the long-term sustainability of our Organisation

**18.1 Action in Respect of the Launceston Road Safety Consultative Committee
...(Cont'd)**

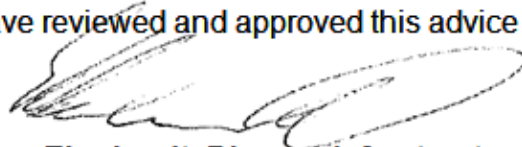
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Launceston Road Safety Consultative Committee Terms of Reference
-

Attachment 1 - Launceston Road Safety Consultative Committee Terms of Reference**LAUNCESTON ROAD SAFETY CONSULTATIVE COMMITTEE****Terms of Reference****Purpose**

- The primary purpose of Launceston City Council's Road Safety Consultative Committee is to review the multi year programs for 'Black Spot' and Road Safety projects within Launceston.
- Recommendation of the Committee will help to inform Council when making a decision on the multi year programs.
- The Launceston Road Safety Consultative Committee is a Special Committee of Council as defined in the Local Government Act (Tas) 1993, s.24.

Role

- To be briefed and provide comment on the multi year 'Black Spot' program and on current year schemes for submission to the Department of Infrastructure Energy and Resources for inclusion in the Federal Black Spot program.
- To be briefed and provide comment on the multi year traffic safety program and on current year schemes to be funded in Council's own traffic safety program.
- To consider reports on the affects of previously implemented black spot and traffic safety schemes

Membership

Member groups of the Road Safety Consultative Committee will include:

1. Members representing Launceston City Council
 - Two Aldermen (one to be Chairman)
 2. Two persons representing organisations responsible for emergency & response
 - Tasmania Police
 - Tasmania Ambulance Service
 - Tasmania Fire Service
 - State Emergency Service
 3. Two persons representing organisations using roads for commerce
 - Taxi Industry
 - Metro
 - Private Bus Operators
 - Tasmanian Truck Owners & Operators Association
 - Freight businesses
 4. Two persons representing organisations representing individual users of the road system
 - Child Health Association Tasmania (Neighbourhood Walking Groups)
 - Royal Automobile Club of Tasmania (Motor Car Users)
 - Tamar Bicycle Users Group
 - Tasmanian Motorcycle Council
-

LAUNCESTON ROAD SAFETY CONSULTATIVE COMMITTEE

Terms of Reference

Purpose

- The primary purpose of Launceston City Council's Road Safety Consultative Committee is to review the multi year programs for 'Black Spot' and Road Safety projects within Launceston.
- Recommendation of the Committee will help to inform Council when making a decision on the multi year programs.
- The Launceston Road Safety Consultative Committee is a Special Committee of Council as defined in the Local Government Act (Tas) 1993, s.24.

Role

- To be briefed and provide comment on the multi year 'Black Spot' program and on current year schemes for submission to the Department of Infrastructure Energy and Resources for inclusion in the Federal Black Spot program.
- To be briefed and provide comment on the multi year traffic safety program and on current year schemes to be funded in Council's own traffic safety program.
- To consider reports on the affects of previously implemented black spot and traffic safety schemes

Membership

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 4. Two persons representing organisations representing individual users of the road system
 - Child Health Association Tasmania (Neighbourhood Walking Groups)
 - Royal Automobile Club of Tasmania (Motor Car Users)
 - Tamar Bicycle Users Group
 - Tasmanian Motorcycle Council
-

5. Two persons representing organisations representing the traffic engineering and road safety industry
 - Department of Infrastructure Energy and Resources Road Safety Division
 - Department of Infrastructure Energy and Resources Traffic Management Division
 - Institute of Public Works Engineers Australia (Tas)
6. Representatives of the Launceston Community
 - Two independent community representatives (not being executive members of other represented organisations) with relevant skills, appointed by Council. Invitations for these positions are to be called for by public advertisement to coincide with bi-annual Council elections and to be appointed by the members representing Launceston City Council
7. Committee able to coopt representatives on an as needs basis.

Organisational groups listed as members of the Committee shall have sole discretion to nominate up to two representatives (if any) and to change from time to time.

Meetings

The Committee will normally meet in June/July each year as many times as necessary to provide recommendations to Council on the multi year programs for 'Black Spot' and Road Safety projects.

Protocol

Unless otherwise specified, the Meeting Procedure adopted by Launceston City Council will prevail over the workings of this Committee.

How the Committee will Operate

The Committee will comment on the multi year programs for 'Black Spot' and traffic safety schemes to enable recommendation to be made to Council. To achieve this there will be an initial meeting involving a bus tour of candidate sites that will present safety issues and potential solutions. On the day an information session will follow the bus tour and hence this initial meeting is likely to extend to 5-7 hours to address 20-30 projects. A subsequent meeting(s) will then be held approximately one month later which will table any further information requested by the committee at the initial meeting. The goal of the subsequent meeting is to determine the Committee's recommendations on those schemes that are nominated for the multi year program.

Enclosed as Attachments 1 and 2 are flow charts of the procedure, beginning from conception to construction of 'Black Spot' and Traffic Safety programs and how the Consultative Committee assist in the process.

Resources

Council Officers to provide technical assistance, organise meetings, take and distribute minutes and ensure recommendations are forwarded to Council when considering the adoption of the multi year programs.

Technical: ISD Infrastructure Assets Department;
Administration: ISD Projects Department

Honorariums

Council will not pay any honorariums or expenses to any member on the committee.

Review

The Terms of Reference and Committee membership will be reviewed every two years from the date of adoption of this version.

Adopted by Council on 27 August 2012.

18.2 Action in Respect of the North Bank Committee**FILE NO:** SF3068**AUTHOR:** Matthew Skirving (Manager Major Projects)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider disbanding the North Bank Committee.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 November 2018 - Agenda Item 19.2 - Council Appointments to Internal and External Committees

RECOMMENDATION:

That Council:

1. disbands the North Bank Committee.
 2. notes that the resolution made in respect of Recommendation 1 will be reflected in Council's Committee Representation Details document 14-HLPrx-012 and will be communicated to the Chairperson of the Committee by the Manager Corporate Strategy.
 3. notes the significant contribution that the members of the North Bank Committee past and present have made to providing a coordinated, strategic approach to the North Bank project.
-

REPORT:

The North Bank Committee, established in 2008, is a Special Committee of Council defined under section 24 of the *Local Government Act 1993* (Tas).

The primary purpose of the North Bank Committee was the creation of a masterplan to guide the future development of the North Bank site.

The Committee held its last meeting on 10 October 2012.

18.2 Action In Respect of the North Bank Committee ...(Cont'd)

Some of the Committee's achievements include:

- Provided strategic guidance and oversight to the development of the precinct Masterplan.
- Assisted with securing significant grant funding support for the project from both State and Federal Governments.
- Facilitated the broader development of the precinct area, including supporting significant private sector investment.

As the Riverbend Park development (formerly North Bank) is nearing completion, the recommendation is to disband the North Bank Committee, and acknowledge the valuable contribution that the members past and present have made in providing a coordinated, strategic approach to the future planning for the North Bank precinct.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders; to seek and champion collaboration to address major issues for Northern Tasmania; to ensure decisions are made in a transparent and accountable way; to continue to meet our statutory obligations and deliver quality services and to continue to ensure the long-term sustainability of our Organisation

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

18.2 Action In Respect of the North Bank Committee ...(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.



Shane Eberhardt: Director Infrastructure Services

19 CORPORATE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 GENERAL MANAGER'S DIRECTORATE ITEMS**20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects****FILE NO:** SF3532/SF5210**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider supporting five Regional Priority Projects identified by Northern Tasmanian Development Corporation for advocacy during the forthcoming Federal Election.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 18 February 2019 - Northern Tasmania Development Corporation (NTDC) Update and Presentation of Draft Regional Economic Development Plan

RECOMMENDATION:

That Council supports the following five regional priority projects identified by Northern Tasmanian Development Corporation for advocacy during the forthcoming Federal Election:

1. Population Program
 2. Translink Launceston Gateway
 3. FermenTasmania Centre
 4. Bioenergy Plant Westbury
 5. Hydrogen Energy
-

REPORT:

The Northern Tasmanian Development Corporation (NTDC) is funded by seven Council Members, City of Launceston, Northern Midlands, Meander Valley, Flinders, Break O' Day, George Town and West Tamar to facilitate significant improvement in prosperity in the North and North-East Tasmania. The seven Council Members established the newly reformed regional economic development agency (NTDC) in February 2017 to achieve the targets set out in the Northern Regional Futures Framework and are committed to enabling collaborative, innovative and sustainable economic growth in the region.

20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects ...(Cont'd)

NTDC is tasked with validating and actioning the valuable strategic planning work that has been undertaken in recent years to underpin effective and sustainable economic transition in Northern and North-East Tasmania whilst continuing to place the importance of education and health in our communities. This means finding ways to continually boost economic output, increase investment, create more jobs, and to raise average wage levels.

Recently the Council reviewed the draft Northern Regional Economic Development Plan prepared by NTDC in accordance with the Launceston city deal commitment. Forming part of the Plan is a range of regional projects which have been classified as Tier 1 (high priority) projects. NTDC, in conjunction with Mayors of the member councils, has discussed and identified five projects, which will form the basis of NTDC's advocacy during the forthcoming Federal Election.

The Mayors of the member Councils agreed the following:

- a. NTDC is to submit comprehensive details of the projects (attached)
- b. Councils would draft a resolution seeking formal Council support to be tabled at the next available Council Meeting.
- c. If all Councils agree to support NTDC's request then either a joint declaration of support in writing can be made or via a media event attended by Mayors targeting both major parties in the upcoming federal election

The five Regional Priority Projects are as follows:

1. Population Program
2. Translink Launceston Gateway
3. FermenTasmania Centre
4. Bioenergy Plant Westbury
5. Hydrogen Energy

Projects have been assigned a *NTDC score* which is determined in accordance with the NTDC Project Prioritisation Process (as approved by members in May 2017). This is a structured assessment process for identifying and prioritising regional projects that will facilitate high levels of regional economic growth. Key aspects considered in the score out of 100 are:

- Economic Growth and Capacity
 - Project Definition
 - Community Support
 - Ability to Finance
 - Readiness to Proceed
 - Strategic Links
-

20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects ...(Cont'd)

The key points that have changed since the Regional Priorities were last reviewed are as follows:

- Population Program has been added as it is a project that needs funding from State and Commonwealth.
- Hydrogen Energy - has been further developed because of the Federal Government's COAG focus and a Federal Opposition policy to allocate \$1B to hydrogen energy development in Australia.
- Launceston Sewerage Improvement Program - was raised as a potential opportunity but discussion with TasWater has indicated they are not in a position to lobby for any more funds until further advice is received from the EPA.

Project: Population Strategy

Location: Northern Tasmania

Description: Population Taskforce Strategy includes a number of pilot projects over the next two years to address the need to increase the working age population in Northern Tasmania:

- Small business attraction program
- Interstate skills program
- Skills retention strategy
- International talent attraction and retention (Welcoming City and region strategy)

Proposal will include a program co-ordinator

Value: \$600k

Timeframe: 2019 - 2021

NTDC Score: 79

Funding Request: Federal - \$200k (\$100k/yr over two years)

State - \$200k (\$100k/yr over two years)

NTDC - \$100k (in cash and in-kind project management)

Councils - \$100k (\$50k/yr over two years)

Project: TRANSlink - Launceston Gateway Project

Location: Breadalbane (Northern Midlands Council)

Description: The TRANSlink precinct is rapidly developing as a high quality industrial, business and transport location. The precinct is adjacent and surrounding Launceston Airport - the largest freight operation in Tasmania. Improvements are required to improve access, stormwater management, provide additional lots and an intermodal facility, rail spur and gas reticulation. Working with TasRail - investigating options for rail spur and relocation of TasRail yards. Increased advocacy required to develop TasRail proposition in a timely manner. Northern Midlands Council are asking for the following:

20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects ...(Cont'd)

1. TRANSlink Stormwater Renewal Master Plan including the creation of the missing road link between TRANSlink Avenue and TRANSlink Avenue South): total project cost is \$5,482,805 two TRANSlink businesses have committed \$1,215,780 to the project and Council has committed \$1,525,623 funding source for the remaining \$2,741,402 is sought.
2. Launceston Gateway Precinct gas reticulation: \$2.2M.
3. Expansion of TRANSlink area to the south, including progressing the preliminary concept plans for a TRANSlink Intermodal Facility that would include a 24/7 freight hub and a new railway line extending from the existing line for access to a concrete apron for loading/unloading, a warehouse and administration building. This proposal has yet to be released for community consultation - estimated project cost \$70.4M.

Value: \$75M

Timeframe: 2019 - 2020+

NTDC Score: 76

Funding Request: Total seeking: \$75.34M

Next Stage Stormwater upgrades: Seeking Commonwealth \$2.74M (\$5.5M in total - businesses have committed \$1.2M and Council \$1.5M). Gas Reticulation: \$2.2M Expansion of TRANSlink area to the south, including progressing the preliminary concept plans for a TRANSlink Intermodal Facility that would include a 24/7 freight hub and a new railway line - estimated project cost \$70.4M.

Project: Fermentation and Food Precinct

Location: Legana (West Tamar Council)

Description: A Centre of Excellence for Fermentation - including shared equipment facility, training, and visitor engagement. Also a Food Precinct area in the Northern Region is required. Ferment Tasmania will seek to stimulate the growth of the fermentation industry and associated compatible businesses through the establishment of an incubator facility which will be collaboration - driven and will represent a mix of fermentation technologies. A world-class, regional economic driver that assists to position Tasmania and Australia globally by: generating new fermentation-based businesses and opportunities; supporting university-industry research collaborations; encouraging entrepreneurship and innovation; creating tourism opportunities around the making and appreciation of fermented products.

20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects ...(Cont'd)

Value: \$10M
Timeframe: 2019 - 2021
NTDC Score: 71
Funding Request: Seeking \$10M over three years
 Federal - >\$5M
 State - \$5M
 Councils - contributed through NTDC \$ and in-kind also potential land/site contribution by West Tamar Council

Project: Bioenergy Plant
Location: Valley Central (Meander Valley Council)
Description: A \$20-\$50M facility (depending on demand) could deliver industrial development clustering at Valley Central worth hundreds of millions to the region. Pre-feasibility stage underway to firm up business case. Anaerobic Digester (AD) and combustion will be separated. AD likely to proceed. Combustion is unlikely to proceed in the near term even with significant capital investment from government. Funding request for Commonwealth Regional Growth underway. ARENA is involved in this project which provides additional credibility.

Value: \$20-50M
Timeframe: 2019
NTDC Score: 60
Funding Request: Seeking \$2M for Stage 1 Anaerobic Digester of total \$20M project
 Council - \$18M
 Federal - \$2M
 Stage 2 - Combustion Plant Total \$40M
 Council - \$32M
 Federal - \$8M

Project: Hydrogen Energy Proposal
Location: Bell Bay (George Town Council)
Description: Electrolytic hydrogen production and export - using Tasmania's renewable hydroelectric, solar and wind resources to produce electrolyser based hydro hydrogen energy from Tasmania's natural water supplies. Hydrogen production could become a new and substantial export industry for Tasmania and the Bell Bay industrial precinct is a priority location for hydrogen production and export. Hydrogen is a viable addition to the energy market, it is not in conflict with Project Marinus/Battery of the Nation, it is conceivable to have both. The Tasmanian Hydrogen Proposal is not as far progressed as Marinus, so it will lag in implementation.

20.1 Northern Tasmania Development Corporation - Federal Election Advocacy Regional Projects ...(Cont'd)

Federal funding is currently focused on supporting Project Marinus as it is already established - National Agenda is progressing (COAG) - Tasmania's Hydrogen Proposal needs more advocacy to get started in developing business case so that potential market needs can be converted.

Value: \$1B
Timeframe: 2020 - 2030
NTDC Score: 59
Funding Request: Seeking \$500k funding to undertake Scoping Study (pre-feasibility)
Federal - \$250k
State - \$200k
NTDC/Councils - In-kind \$50k (project management)

ECONOMIC IMPACT:

If implemented, each of the nominated priority projects would have a significant impact on the Northern economy by growing population and employment opportunities.

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 7 - A city that stimulates economic activity and vibrancy
Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston
Key Directions -
2. To provide an environment that is conducive to business and development
5. To support sustainable population growth in Launceston
6. To facilitate direct investment in the local economy to support its growth

BUDGET & FINANCIAL ASPECTS:

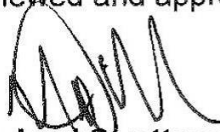
Financial implication of providing support for regional projects would be restricted to the Population Strategy project. This will require separate Council consideration if the project proceeds in the future.

**20.1 Northern Tasmania Development Corporation - Federal Election Advocacy
Regional Projects ...(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.



Michael Stretton: General Manager

ATTACHMENTS:

1. Letter of Support - Hydrogen Energy - The Honourable Guy Barnett MP, Minister for Energy
 2. Letter of Support - Hydrogen Energy - Wayne Bould, Chief Executive Officer of Tasmanian Minerals and Energy Council
 3. Letter of Support - Hydrogen Energy - Business Sustainability Roundtable
-

**Attachment 1 - Letter of Support - Hydrogen Energy -
The Honourable Guy Barnett MP, Minister for Energy**

Minister for Primary Industries and Water
Minister for Energy
Minister for Veterans Affairs

Level 5, 4 Salamanca Place HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7678
Email Guy.Barnett@dpac.tas.gov.au



Mr John Pitt
Chair
Northern Tasmania Development Corporation
jpitt@uhuru.com.au



Dear John

Thank you for your follow-up correspondence dated 28 February 2019, and our recent discussion the other evening, on the topic of hydrogen and the potential for development in Tasmania.

I certainly agree with many of the comments you outlined in your proposal. There is a potential opportunity to advance a hydrogen industry in Tasmania, and we could leverage our world class renewable resources to achieve this. I also agree that a more in-depth assessment, such as a scoping study, is the likely next step to advance a hydrogen industry in Tasmania. This would be important to help determine the economic feasibility of hydrogen production for export, and how this would interact with the Battery of the Nation work also being undertaken.

As you are aware, the COAG Energy Council has agreed to the development of a National Hydrogen Strategy, and work on this has commenced with a final strategy to be completed by the end of 2019. The Department of State Growth is actively participating in this important work. In line with the approach that you have proposed, consideration is being given to the most appropriate approach to assess the opportunity for Tasmania and facilitate the potential development of a hydrogen industry in Tasmania.

It will be important that any approach considers the opportunities and risks for Tasmania as a whole, and covers not just hydrogen export opportunities but also potential domestic applications that the scale of an export industry is likely to facilitate. I understand there is significant interest from stakeholders in Tasmania, in the potential for hydrogen, including the NTDC and the Tasmanian Minerals and Energy Council. This interest is encouraging and strongly welcomed. Rest assured that the development of any hydrogen plan for Tasmania will be developed on the basis of comprehensive stakeholder engagement.

Thank you again for your active engagement and interest in the potential for hydrogen for Tasmania. Staff in my Department will be in contact again in the near future to discuss how this potential can be further assessed and understood.

Yours sincerely

Regards,
A handwritten signature in blue ink that reads "Guy Barnett".
Hon Guy Barnett MP
Minister for Energy

Attachment 2 - Letter of Support - Hydrogen Energy - Wayne Bould, Chief Executive Officer of Tasmanian Minerals and Energy Council



28 February 2019

Mr John Pitt
Chair
Northern Tasmanian Development Corporation
PO Box 603
LAUNCESTON TAS 7250

Via email: jpitt@uhuru.com.au

P.O. Box 393
Burnie Tas 7320
Phone: 03 6223 8600
Mobile: 0417 117 948
Email: ceo@tasminerals.com.au
Website: www.tasminerals.com.au

Dear John,

Thank you for sharing NTDC's **Case for Investing in Tasmania's Hydrogen Economy Opportunity** with the Tasmanian Minerals and Energy Council (TMEC) on a confidential basis.

The Tasmanian Minerals and Energy Council (TMEC) represents the interests of Mining, Minerals Processing, Manufacturing and other energy intensive industry sectors in Tasmania. The membership base of TMEC account for 60% of the electricity consumed in Tasmania and as such there is no equivalent entity in terms of energy concentration in any other Australian jurisdiction.

Further, no other State in Australia has an export economy which is so heavily reliant upon and influenced by industry sectors which are intrinsically dependent upon the reliability of energy supply, internationally competitive pricing and effective "future driven" energy strategies and policy.

While the science of climate change still attracts considerable debate, there is clearly substantial sentiment to decarbonise energy generation industries globally. Japan probably leads this drive and will need to import hydrogen from low sovereign risk locations to fulfil their goals. The notion of Tasmania becoming a global supplier of hydrogen fuel, generated via renewable energy is an attractive prospect.

TMEC has long argued the case for more energy intensive processors to be located on Island and derive the multiplied benefits of utilising Tasmania's renewable energy sources to produce higher value-added products. The concept of Tasmania using its renewable energy to produce hydrogen, which in turn can be exported either domestically or internationally is an excellent example of positioning the Tasmanian economy and social framework for a strong future.

Previous economic studies have identified up to a five-fold benefit to the Tasmanian economy when energy is used on-Island versus exporting the same amount of energy to be sold into the NEM. It goes without saying, constructing and operating a hydrogen generation plant in Tasmania generates a demand for skills and employment, which in turn creates demand on retail, educational institutions and broader communities.

TMEC sees substantial merit in this proposal and supports all efforts to secure government funding to complete the requisite further analysis which can lead to a more informed position being established.

Accordingly, TMEC is entirely supportive of the case which NTDC has put forward in order to fund a study into evaluating the case for Tasmania to enter the Hydrogen Economy.

Yours sincerely,

Wayne Bould
Chief Executive Officer

Attachment 3 - Letter of Support - Hydrogen Energy - Business Sustainability Roundtable

Business Sustainability Roundtable – Launceston

C/O Pitt and Sherry

Cimitiere Street, Launceston

18th March 2019

Mr John Pitt

Chair

Northern Tasmanian Development Corporation

PB Box 603

LAUNCESTON TAS 7250

Via email: jpitt@uhuru.com.au

Dear John,

Thank you for recently presenting the analysis Northern Tasmanian Development Corporation (NTDC) have commissioned to understand the economic baseline of Northern Tasmania and the points of leverage to grow the economy in a sustainable manner. This has led to Business Sustainability Round Table (BSRT) being made aware of one prospective opportunity related to the potential for Tasmania to invest in the Hydrogen Economy.

BSRT Launceston is a voluntary organisation consisting of twenty-four CEO's and Senior Executives of private and public companies and organisations based primarily across the Tamar Region but with reach into all parts of Tasmania. Our role is to remain informed of major social and economic developments and through our networks ensure consistent messaging (two-way) flows to aid the progress of our community.

The members of BSRT see merit in the case to diversify the source of wealth and social benefits in order to build a more resilient economy that can withstand the potential cyclical downturn or disruption of any one market. The case to consider the potential establishment of a Hydrogen Generation facility in Tasmania would bring diversity to the current export portfolio.

Additionally, the notion that Tasmanian renewable energy is used to make a product, such as Hydrogen in an exportable form, which is subsequently used by global consumers who are seeking to decarbonise their energy markets has many positive global sustainability dimensions. This helps further add to Tasmania's clean and green image, as not only are our on-Island practices sustainable, but we support other states and countries to achieve a lower carbon footprint.

BSRT Launceston is very supportive of the direction this proposal has the potential to achieve and therefore support all efforts to secure government funding to carry out a more detailed analysis of the business case to ensure all major risks are identified to allow a more informed position to be taken.

Accordingly, BSRT is entirely supportive of the case which NTDC has put forward in order to fund a study into evaluating the case for Tasmania to enter the Hydrogen Economy.

We the members listed below look forward with interest to this opportunity progressing for the long-term benefit of all Tasmanians.

Ray Mostogl	CEO	Andrew Buckley	Principal Consultant
John Dingemanse	CEO	Kate Daley	Manager
John Kirwan	CEO	Jenny Baird	
Stephen Henty	Executive Officer	Luke Miller	Managing Director
Jeremy Wilkinson	Director	John Kearns	Manager
Chris Griffin	CEO	Bernadette Byrne	
Rick Marton	CEO	Bryan Hayes	CEO

21 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.

22 CLOSED COUNCIL

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

22.1 Confirmation of the Minutes

Regulation 35(6) of the *Local Government (Meeting Procedures) Regulations 2015* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

22.2 Disposal of Land off Churchill Park Drive, Invermay

Regulation 15(2)(f) and (g) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

- (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.

22.3 Kerbside Collection Service (Waste, Recycling and FOGO) Contract

Regulation 15(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

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

22.4 Recyclables Material Recovery Facility Operation Contract

Regulation 15(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

(c) commercial information of a confidential nature that, if disclosed, is likely to:

- (i) prejudice the commercial position of the person who supplied it; or
- (ii) confer a commercial advantage on a competitor of the council; or
- (iii) reveal a trade secret.

22.5 End of Closed Session

After dealing with the business listed for consideration in Closed Session and moving out of Closed Session Council will, pursuant to Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, resolve to record in the Minutes of the Open Council Meeting a brief description of the matters discussed in Closed Session.

RECOMMENDATION:

To be determined during Closed Council

23 MEETING CLOSURE

UNCLASSIFIED AGENDA ITEMS:
