



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 5 SEPTEMBER 2019
1.00pm**

City of Launceston

COUNCIL AGENDA

Thursday 5 September 2019

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

Date: 5 September 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 5 September 2019

22 November 2018

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

Dear Michael

COUNCIL MEETING

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

4. Convening 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

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	1
5	PETITIONS	1
	No Petitions have been identified as part of this Agenda	1
6	COMMUNITY REPORTS	2
	No Community Reports have been registered with Council as part of this Agenda	2
7	PUBLIC QUESTION TIME	2
7.1	Public Questions on Notice	2
7.1.1	Public Questions on Notice - Mrs Jo Toulson - Council Meeting - 22 August 2019	3
7.1.2	Public Questions on Notice - Dr Jillian Koshin - Council Meeting - 22 August 2019	4
7.2	Public Questions Without Notice	6
8	PLANNING AUTHORITY	7
8.1	14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling	7
9	ANNOUNCEMENTS BY THE MAYOR	24
9.1	Mayor's Announcements	24

City of Launceston

COUNCIL AGENDA

Thursday 5 September 2019

Item No	Item	Page No
10	COUNCILLOR'S REPORTS	26
11	QUESTIONS BY COUNCILLORS	26
11.1	Questions on Notice	26
11.1.1	Councillors' Questions on Notice - Councillor P S Spencer - Ratepayer Issues, Mowbray - Council Meeting - 22 August 2019	27
11.1.2	Councillors' Questions on Notice - Councillor A G Harris - Meadow Mews Staff Parking - Council Meeting - 22 August 2019	28
11.2	Questions Without Notice	29
12	COMMITTEE REPORTS	30
12.1	Pedestrian and Bike Committee Meeting - 1 August 2019	30
12.2	Municipal Emergency Management Committee Meeting - 8 August 2019	32
13	COUNCIL WORKSHOPS	34
13.1	Council Workshop Report	34
14	NOTICES OF MOTION	37
	No Notices of Motion have been identified as part of this Agenda	37
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	38
15.1	Small Event Sponsorship Round 2 2019/2020	38
15.2	Major Event Sponsorship Round 2 2019/2020	42
15.3	Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule	46

City of Launceston

COUNCIL AGENDA

Thursday 5 September 2019

Item No	Item	Page No
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	57
	No Items have been identified as part of this Agenda	57
17	CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS	57
	No Items have been identified as part of this Agenda	57
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	57
	No Items have been identified as part of this Agenda	57
19	CORPORATE SERVICES DIRECTORATE ITEMS	57
	No Items have been identified as part of this Agenda	57
20	GENERAL MANAGER'S DIRECTORATE ITEMS	57
	No Items have been identified as part of this Agenda	57
21	URGENT BUSINESS	57
22	CLOSED COUNCIL	58
22.1	Confirmation of the Minutes	58
22.2	Councillor's Leave of Absence	58
22.3	UTAS Student Accommodation	58
22.4	End of Closed Session	58
23	MEETING CLOSURE	58

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - section 48

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

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 22 August 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.)

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

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Mrs Jo Toulson - Council Meeting - 22 August 2019**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 22 August 2019 by Mrs Jo Toulson, have been answered by Shane Eberhardt (Director Infrastructure Services).

Questions:

1. Due to the increase in traffic and questionable parking, entry and exit into Plevna Place from Hoblers Bridge Road, Newstead are proving difficult. Would it be possible to install a *Keep Clear* sign at the entrance to Plevna Place, Newstead?

Response:

Use of 'Keep Clear' markings is specified in Australian Standards (AS1742.2) which states that 'the marking shall not be used primarily for the purpose of facilitating access/egress to a side street or driveway'. The installation of 'Keep Clear' at this location would not be consistent in the Launceston context; therefore, no markings of this nature may be installed at this location.

2. If this is not possible, what alternative avenues are available to alleviate this problem?

Response:

Unfortunately, there are no viable options available to Council to alleviate this issue at this point in time. The Council will continue to monitor traffic volumes at the intersection of Hoblers Bridge and Penquite/Elphin Roads.

7.1.2 Public Questions on Notice - Dr Jillian Koshin - Council Meeting - 22 August 2019**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 22 August 2019 by Dr Jillian Koshin, have been answered by Shane Eberhardt (Director Infrastructure Services) and/or Leanne Hurst (Director Development Services).

Questions:

1. Given (a) Council's recent motion on climate emergency, (b) that sea level rise already affects Launceston with ever-increasing high tides and (c) the liability issues associated with the Deviot landslip, when is this Council going to stop supporting and assisting amendments to the Invermay-Inveresk Flood Inundation Code instead of adding to its own risk and liability?

Response:

The flood risk in Invermay is managed to limit the impacts to the community while balancing the social and community benefit of occupying Invermay. Council's goal for managing areas that are exposed to flood risk is that flood protection is undertaken sustainably, community resilience is improved and it provides the best long-term benefits to the community and environment.

The Invermay-Inveresk Flood Inundation Code is one tool to assist in management of the flood plain risk within Invermay. Other flood risk management solutions that Council use include education, understanding the flood risk and emergency preparedness and response.

All amendments considered are expected to adopt a contemporary flood plain risk management approach and each is considered on its individual merits. The legislative process allows for community input into these decisions.

7.1.2 Public Questions On Notice - Dr Jillian Koshin - Council Meeting - 22 August 2019 ...(Cont'd)

2. The Launceston Planning Scheme includes sections on certain principles - for example, the public interest, local amenity, liveability for residents and small businesses.

When is this City Council going to start to genuinely act on these principles in relation to Invermay-Inveresk flood risk matters, or are Council words on things like public interest, liveability, climate change emergency - written and spoken - just hollow rhetoric or indicators of double standards, that is, when is the Council going to place some serious importance on the Flood Inundation Code and on its own commissioned BMT Flood Modelling report and on these international insurance matters in relation to risk and liability issues?

Response:

Council is currently reviewing the recent modelling with a view to amending the Invermay-Inveresk Flood Inundation Code to reflect best practice flood plain management.

The modifications to the flood code currently being considered by the Planning Authority are designed to facilitate the relocation of the University of Tasmania to Inveresk. This project is a key element of the Launceston City Deal. This is the most significant intergovernmental agreement on strategic priorities in Launceston for a generation.

The Launceston City Deal is underpinned by expert economic, social and environmental analysis. The changes to the flood code will be subject to a public process where the community can make submissions and ultimately the matter will be determined by the independent Tasmanian Planning Commission.

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.)

COUNCIL AGENDA

Thursday 5 September 2019

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 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling

FILE NO: DA0339/2019

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:	Woolcott Surveys Pty Ltd
Property:	14-16 St Georges Square, East Launceston
Zoning:	Inner Residential
Receipt Date:	16/07/2019
Validity Date:	17/07/2019
Further Information Request:	17/07/2019
Further Information Received:	19/07/2019
Deemed Approval:	29/08/2019 [extension of time to 06/09/2019]
Representations:	37

PREVIOUS COUNCIL CONSIDERATION:

D110/98 - Extensions to dwelling
DA0038/2007 - Extensions to dwelling
DA0403/2014 - Boundary adjustment
DA0607/2014 - Construction of a dwelling (5 Scott Street)
DA0315/2015 - Construction of a dwelling (5 Scott Street)
DWY0050/2018 - New driveway crossover
DA0136/2018 - Subdivide land into two lots
DA0115/2019 - Demolition of dwelling and front fence and construction of two dwellings (withdrawn)

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

STANDARDS REQUIRING COUNCIL DISCRETION**9.4 Demolition****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 DA0339/2019 - Residential - Demolition of dwelling at 14-16 St Georges Square, Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- (a) Demolition Plan, prepared by Gowland Drafting, drawing no. 190201-D1, Proposed Residence, 16 St Georges Square, revision 0, dated 15/07/2019.
- (b) Letter, prepared by Cowan Building Contractors Pty Ltd, dated 18/07/2019.

2. REQUIRED PRIOR TO COMMENCEMENT OF WORKS

In accordance with the conditions of this permit, all of the following are required prior to the commencement of works:

- (a) Completion of the reconstruction of the brick wall;
- (b) Provision of a Vegetation Management Plan;
- (c) Installation of required tree protection measures;
- (d) Written confirmation by the project arborist that all tree protection measures are correctly installed; and
- (e) Soil and water management plan.

3. FENCING OF ST GEORGES SQUARE FRONTAGE

Prior to the commencement of any demolition works, a contiguous wall shall be erected, for the length of the frontage of 14-16 St Georges Square, from the existing driveway opening to the boundary with Scott Street. The wall shall be visually consistent with the remnant sections of the original brick fence.

4. VEGETATION MANAGEMENT PLAN

Prior to the commencement of works, a site Vegetation Management Plan that identifies tree protection areas for all trees to be retained on the subject site, including such tree protection area extending from the sequoia trees on the adjoining property (56 Ann Street) and addresses any works adjacent to or within any tree protection areas on the subject site, must be prepared by a suitably qualified person and submitted for the approval of the Manager City Development. Once approved the plan will be endorsed and will form part of the permit. The Management Plan must include the following:

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

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

5. PROTECTION OF EXISTING TREES

Existing trees on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected prior to and during all works by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

6. SUPERVISION BY PROJECT ARBORIST

The Project Arborist shall:

- (a) Prior to the commencement of works, provide the Manager City Development with written certification that all tree protection measures, as described in the Vegetation Management Plan, are correctly installed;
 - (b) During demolition of the dwelling and all associated site works, not less than daily, inspect and rectify as may be required, all tree protection measures;
 - (c) Keep and maintain a record of all inspections and any required maintenance or rectification. Such record shall be made available to the Manager City Development upon request; and
 - (d) Report all significant breaches of the tree protection measures to the Manager City Development on the day (or next working day) on which such breach is observed.
-

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

7. LEGAL TITLE

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

8. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2019/01020-LCC, dated 25 July 2019 and attached to the permit.

9. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

10. DAMAGE TO COUNCIL INFRASTRUCTURE

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

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 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. CAPPING OF SERVICES

Unused service connections must be capped for possible future use, or permanently sealed with concrete plugs and the disused portion of pipe filled with an approved medium. The location of any capped services must be located on a site plan and provided to the Council.

13. 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;
-

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

- (c) not undertake any burning of waste materials on site;
- (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. 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.

B. 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.

C. General

This permit was issued based on the proposal documents submitted for DA0339/2019. 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.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

D. 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.

E. Appeal Provisions

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

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

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

F. 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.

G. Suitably Qualified Person

For the purpose of this permit, means a person who, in the opinion of the planning authority, has acquired through training, qualification (minimum Australian Qualification Framework Level 5, Diploma of Horticulture (Arboriculture)) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by AS4970-2009. This person shall be known as the Project Arborist.

REPORT:**1. THE PROPOSAL**

It is proposed to demolish the existing two storey single dwelling located at 14-16 St Georges Square, East Launceston.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

Demolition of the existing brick wall on the boundaries of the site is not part of the application

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site, 14-16 St Georges Square, East Launceston is located on the south-west corner of the St Georges Square and Scott Street junction.

Opposite the site, to the east is the large public park, St Georges Square. This parkland is bisected by High Street and features many mature exotic trees and is a popular recreational area, with many people also taking advantage of the High Street food vans. There is also a busy local shop on this section of the Square, north of the subject site, whilst on the southern end of the square are the ABC offices, a butcher, cafe and a florist/gift shop.

To the north, west and south, the site is surrounded by single dwellings. The dwellings to the west and south are, like the subject site, developed on land subdivided over time from the adjoining *Torkington* (previously *Fairview*) historic home.

The streetscape at this end of St Georges Square is largely framed or influenced by the substantial brick wall, being remnants (including reconstructed sections) of the original wall enclosing the early *Fairview* estate. The visual impact of the dwellings behind the wall is significantly muted by the dominant presence of the wall itself and the surrounding mature vegetation.

The recent partial demolition of the wall to facilitate its repair has left a dramatic hole in the streetscape which is likely to be exacerbated by the demolition of the dwelling if undertaken prior to the reconstruction of the wall.

Whilst some dwellings in the area are relatively new, the character of the area is clearly residential in a setting of established parks and gardens and mature trees, including the two significant sequoia trees in the garden of the heritage listed *Torkington* (56 Ann Street) which are clearly visible landmarks from multiple view-points.

3. PLANNING SCHEME REQUIREMENTS

Part C - Special Provisions

9.4 Demolition

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

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

Approval for the proposed demolition is not sought as part of another development, nor is it prohibited by any other provision of the planning scheme.

Despite the comprehensive submissions by representors addressing the historic merit of the dwelling as an example of modernist architecture by Launceston architect, Mr Jim Rogers, in 1959, the building has not been heritage listed and the provisions of the Historic Cultural Heritage Code do not apply.

Consequently, the proposed demolition is assessed pursuant to clause 9.4, providing the permit authority with the discretion to approve or refuse, having regard to the purpose of the Inner Residential zone and the purpose of the Parking and Sustainable Transport and the Scenic Management codes. There are no other relevant zones or codes, nor any applicable local area objectives, desired future character statements or specific area plans.

9.4.1 (a) the purpose of the applicable zone;

Complies

The subject site is in the Inner Residential zone, which has five purpose statements at clause 11.1.1.

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

The subject site is within a historically established, inner urban area featuring a blend of old and new dwellings. The proposed demolition of the existing 1959 modernist style dwelling will, it is asserted by the applicant, make way for the construction of a new dwelling compliant with the provisions of the planning scheme.

The previously withdrawn application proposed a new five bedroom dwelling to meet the needs of the owner, rather than further modification to the existing dwelling. The current application is for demolition only and does not include any proposal for a replacement dwelling. Despite this, it is unrealistic to consider that the site will not be redeveloped for residential purposes in the short to medium term, consistent with the applicant's stated intent. As such, the demolition is considered to provide for a variety of dwelling types and residential uses.

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

There is no expectation that the site will be utilised for non-residential purposes and this purpose statement is considered not applicable.

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

Whilst it is anticipated that each of the two lots making up 14-16 St Georges Square will be developed at a later time for a single dwelling and therefore not impact upon residential density in the area, it is possible that a multiple dwelling proposal may be submitted for the subject site. If received, such an application would be assessed against the purpose and provisions of the zone at that time.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

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

Notwithstanding that there is no current proposal for the redevelopment of the site, the planning report submitted with the application advises at paragraph three: *The application to demolish the existing single dwelling allows works to commence on site, while revisions to the original planning application [single dwelling on each lot] are occurring in the background.* Clearly, it is the stated intent of the applicant, consistent with the purpose statement, that there be further residential rather than non-residential development.

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

The ability of the proposal to provide a high standard of amenity and contribute to the streetscape was raised in the meeting of representors. In reality, once the site is cleared and a similar wall constructed, there will effectively be no noticeable impact on the amenity of the area - until a new dwelling is built there will be one less family living in the area. The contribution to the streetscape will be the removal of that part of a white two storey dwelling visible above the wall - a dwelling argued by representors as being architecturally significant, but also arguably somewhat incongruous itself in the streetscape. Any future proposal to develop the site will similarly have to address its contribution to the streetscape and the desired high standard of amenity.

It is important to note that, when having regard to the zone purpose statements, it is not possible to further all statements. For example purpose statements one and two are effectively mutually exclusive as it is not practicable to both provide for a variety of residential uses on the site whilst at the same time providing for non-residential uses that serve the local community.

Having regard to the applicable statements, it is considered that the proposed demolition of the existing dwelling furthers the purpose of the zone.

9.4.1 (b) any relevant local area objective or desired future character statement of the applicable zone;

Complies

There are no local area objectives or desired future character statements in the Inner Residential zone.

9.4.1 (c) the purpose of any applicable code;

Complies

The Scenic Management and the Parking and Sustainable Transport codes apply to the subject site and the proposed demolition of the existing dwelling.

E6.0 Parking and Sustainable Transport Code

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

- (a) ensure that an appropriate level of parking facilities are provided to service use and development
The proposal is to demolish the dwelling, creating a vacant site subject to further approval for development. No parking is required to service such a vacant lot and no specific parking will be provided.
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas
Not applicable to this application for demolition
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate
Safe and adequate access is available from both St Georges Square and Scott Street.
- (d) ensure that parking does not adversely impact on the amenity of a locality
Not applicable as there is no use proposed with the demolition and thus no expectation of ongoing parking.
- (e) ensure that parking spaces and accesses meet appropriate standards
Not applicable as there is no use proposed with the demolition and thus no expectation of ongoing parking.
- (f) provide for the implementation of parking precinct plans.
Not applicable as there is no use proposed with the demolition and thus no expectation of ongoing parking and similarly not expectation of a precinct parking plan

E7.0 Scenic Management Code

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors;
The proposed development is the demolition of the existing dwelling, ostensibly to provide for the future development of the site in a scenic management area. The site is not within a scenic road corridor and this purpose statement is not applicable.
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape;

The siting and design of the development is fixed in that it is for the demolition of the existing dwelling. The extent to which the demolition of the existing dwelling could be unobtrusive and compliment the visual amenity of the locality and landscape has been significantly diminished by the demolition of sections of the brick wall which previously obscured much of the dwelling, leaving only a relatively distant view of the upper floor.

The brick wall was the dominant feature in the landscape and streetscape and whilst the demolition of the dwelling would be noticed, it would not be obtrusive, by its nature it is difficult for something removed to intrude, and instead, the eye would be drawn to the prominence of the wall and the sequoia trees in the background. To

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

this extent, the demolition could be seen to compliment the visual amenity and the locality and landscape. However, in absence of much of the brick wall, the eye will be drawn to the demolition site and the missing dwelling will exacerbate the sense of a hole created in the landscape created by the breach in the wall.

Consequently, it is recommended that the permit, if granted, contains a specific condition requiring the construction of a similar wall prior to the commencement of demolition works. Alternatively, a detailed plan of the reconstruction of the partially demolished wall, with a relatively short time frame (ie. two months) for the commencement and completion of the reconstruction, could be provided and included within the endorsed plans.

In absence of such a condition, it is considered that the proposed development is incompatible with the zone purpose statement as it is intrusive and does not compliment the visual amenity of the locality and landscape.

- (c) ensure that vegetation is managed for its contribution to the scenic landscape. Some 78% of representations have raised concern with the potential of the proposed development to adversely impact on the two sequoia trees on the heritage listed *Torkington* property. Concern for the protection of mature trees on the subject site has also been raised by representors.

To address the concerns of the representors and to further the purpose statement, extensive conditions are proposed to ensure that existing significant vegetation is managed, in accordance with the applicable Australian Standard, for its contribution to the scenic landscape. The scenic landscape would be significantly marred by damage to the sequoia trees, or even to some of the existing boundary trees on the subject site. Conditions are proposed to require the preparation of a Vegetation Management Plan by a suitably qualified arborist with installation and maintenance of protection measures overseen by that arborist.

It is considered that the proposal, subject to the recommended conditions, furthers the relevant purpose statements of the codes.

9.4.1 (d) the purpose of any applicable specific area plan.

Complies

There are no applicable specific area plans.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	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 2019/01020-LCC dated 25/07/2019.
DIER	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 Act), the application was advertised for a 14 day period from 24 July to 7 August 2019. Thirty-seven representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

The public exhibition of the proposal was extended until 12 August 2019 by the Manager City Development, pursuant to section 57(5) of the Act in response to the heightened public interest following the demolition of sections of the brick wall, considered dangerous by the property owner.

Notwithstanding this, it is noted that the demolition of these sections of the wall, which is not heritage listed, was undertaken in accordance with an exemption provided by the *Building Act 2016* and the merits or otherwise of that demolition are not the subject of this application.

A meeting of representors was held on 15 August 2019, in the Town Hall and was attended by eleven representors to provide an opportunity for representors to voice and clarify their concerns to the Town Planner and the Manager City Development.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

Issue

The building is a rare example of post war modernism, designed by Launceston architect Jim Rogers. Too little of this style of architecture exists in Tasmania, especially in Launceston and the building should be preserved.

Comment

Whilst the dwelling, proposed to be demolished, is an example of modernist architecture - albeit altered and extended over time and designed by Launceston architect, Mr Jim Rogers, this architectural style can be seen in many dwellings spread throughout a number of Launceston suburbs that were developing in that era. The existing dwelling is not heritage listed and whilst it exists within an area previously identified in heritage studies as significant, no heritage provisions currently apply to the building or to the area as a precinct.

Issue

Shock and dismay at demolition of the historic brick wall. The application stated that the wall would not be demolished. Further consideration of the proposal should be delayed until the wall is reinstated. The design for the reconstruction of the fence should be by an independently appointed qualified heritage consultant in conjunction with representatives of the heritage council.

Comment

As stated above, the partial demolition of the historic brick wall on the St Georges Square frontage of 14-16 St Georges Square, despite being the subject of, or raised by 72% of the submissions, does not form part of this application.

The proposal is for the demolition of the house and indeed the applicant's submission specifically asserted that demolition of the wall was not included as part of this application. Many of the representations submitted prior to the partial demolition sought to ensure suitable measures were taken to protect the brick wall from incidental or inadvertent damage. Since the partial demolition, many representors have expressed dismay and concern at what they felt was a disregard for heritage and due process. Several pointed to the manner in which the wall demolition was undertaken, raising concerns with the seeming incompatibility of the stated position that the bricks would be cleaned off-site and reused in the reconstruction and repair of the wall, and the apparent disregard for the conservation of bricks when demolishing sections of the wall with an excavator.

The seeming disregard was highlighted to reinforce the asserted need for detailed plans and supervision to protect the adjoining sequoia trees. Further to the above, it is noted that whilst the demolition of sections of the wall, to facilitate its reconstruction, was and is not part of the current application, the demolition has altered the streetscape. The dwelling, proposed for demolition, is now significantly more apparent in the streetscape, whereas previously it was largely hidden by the wall and its contribution to the scenic aesthetic diminished by the significance and stature of the wall itself.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

Consequently, the demolition of the dwelling will now create a noticeable hole in the streetscape, making it difficult to be considered consistent with the purpose statements of the Inner Residential Zone and the Scenic Management Code, respectively:

- to provide for development that provides a high standard of amenity and contributes to the streetscape; and
- ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape.

For this reason, it is considered necessary to condition the permit, if approved, such that works may not commence prior to the erection of a similar wall, or at the very least the submission and endorsement of reconstruction plans, including specific and short time frames (not more than two months from the date of the permit) for the wall to be rebuilt.

Issue

No plans have been provided to ensure the protection of the two heritage listed Sequoia trees on Torkington from damage during demolition and future construction. The manner in which the wall was demolished raises concern. The relevant Australian Standard should be followed.

Comment

The significance of the two sequoia trees in the gardens of *Torkington* and immediately adjacent to the south-west boundary of the subject site was raised in no less than 78% of the submissions received.

It is an accepted fact that the trees form part of the heritage listed property at 54 Ann Street and that they are both in good health with an expected life span hundreds of years into the future. Similarly, their contribution to the scenic values of the area is beyond doubt. Relevantly the management objectives of the Central Hills Precinct Scenic Management Area seek to *maintain and enhance vegetation, particularly with a mix of deciduous and evergreen species, consistent with the existing character of the area.*

The owners of the trees have provided an arborists report highlighting the real threat to the health and well-being of these two trees in the event of rash or careless demolition of the existing dwelling at 16 St Georges Square. Without question, the roots of these trees extend into the subject property and are, in all likelihood, against the foundations of the building proposed to be demolished.

A number of representors have referred to the Australian Standard AS4870-2009 - Protection of trees on development sites and suggest that any demolition should be undertaken with appropriate tree protection measures as described in that standard. Relevantly, it is noted that the development of the dwelling at 5 Scott Street was constrained by the impact of the roots of the sequoia trees and was subject to orders to appropriately protect those roots from damage.

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

It is asserted that the sequoia trees are some 150 years old and that the subject dwelling is some 60 years old. It is reasonable to presume that, at 90 years old, the sequoia trees had significant root spread at the time of construction of the subject dwelling and it is clear that they have survived and remain in good health. Similarly, they have survived later extensions and alterations to the dwelling and gardens. Previous owners of the dwelling have asserted that this was in part due to the existence of concrete barriers originally installed to protect the previous tennis court surface from root invasion.

Given this, it is reasonable to conclude that careful demolition could be undertaken without undue or unreasonable threat to the health and well-being of the two sequoia trees. However, it would not be reasonable, nor adequate, to simply expect the developers to take appropriate care - or indeed to be specifically aware of what level of care is required.

The assertions of a number of representors that a detailed plan, prepared by a suitably qualified arborist, should be required before any works are undertaken is supported. A condition of approval is recommended that requires the preparation of a Vegetation Management Plan to identify appropriate tree protection areas and address any works adjacent to or within those areas. The plan is to be prepared, and its implementation and maintenance supervised by, a suitably qualified arborist, with regard to AS4970-2009.

Relevantly, the concluding comment at B4 in AS4970-2009 reads: *The negative impacts of inadequate development design, planning and supervision are cumulative and very difficult to remediate after development is completed. The best way to ensure the long term retention of established trees is to follow the guidelines outlined in [the] standard.* Nothing in the above discussion implies that the demolition of the dwelling and construction of a new dwelling (subject to further approval) in the future cannot proceed. What it means is that extra care must be taken in project planning and operation to identify appropriate tree protection zones and to ensure that where encroachment into these zones is unavoidable, it is minimised, undertaken in accordance with the standard and appropriately compensated for with contiguous expansion of the zone elsewhere.

Issue

Demolition of the house should not be considered in isolation - what will replace it.

Comment

It is preferred that demolition of a building forms part of a proposal for redevelopment of the site as this generally provides some indication of the potential impacts on streetscape and amenity. Of course, there are examples in the City where a proposed development may have been used to influence demolition approval.

Nevertheless, the scheme specifically provides for the approval of demolition in isolation of any other development. Such approval is at the discretion of the planning authority having regard to the purpose of the applicable zones and codes. The assessment in

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

this report concludes that the proposed demolition of the existing dwelling is consistent with the relevant purpose statements.

Issue

There is no information on the method of demolition and how dust and hazardous materials (asbestos) will be contained.

Comment

The specifics of the method of demolition are not required as part of the application for planning approval, similarly the method of construction of a building is not assessed at the planning approval stage. If planning approval is granted, building approval is still required before demolition works can commence and method of demolition, including the containment and disposal of hazardous materials, will be addressed by the building surveyor and if necessary, by Work Safe Tasmania.

Issue

There are a number of existing trees on site, including a very old mulberry tree and similarly old chestnut tree in the yard of 16 St Georges Square and number of trees along the southern boundary and courtyard of 14 St Georges Square, one of which is intertwined with the adjoining heritage listed sequoias. These trees should be appropriately protected from damage during the demolition if it goes ahead.

Comment

Conditions are proposed to provide for the identification of significant trees on site and for these to be appropriately protected by the Vegetation Management Plan prepared and supervised by the suitably qualified arborist.

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. Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

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

8.1 14-16 St Georges Square, East Launceston - Residential - Demolition of a Single Dwelling ...(Cont'd)

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

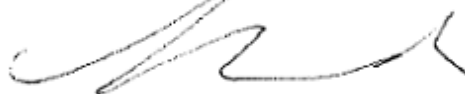
BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (*electronically distributed*)
 2. Plans to be Endorsed (*electronically distributed*)
 3. TasWater SPAN (*electronically distributed*)
 4. Representations (*electronically distributed*)
-

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

Thursday 22 August 2019

- Attended a Business Events Tasmania networking function

Friday 23 August 2019

- Attended the *Tradition Combined* opening at the s.p.a.c.e. gallery
- Attended the opening of Launceston Preparatory School Early Learning and Kindergarten building

Saturday 24 August 2019

- Attended REMADE 2019
- Attended Cityprom Beats, Brews and BBQs
- Attended Foundation33 Inc's cocktail party and fundraiser for Isla Wells

Sunday 25 August 2019

- Attended the *History of Government House Gardens* lecture by Her Excellency Professor the Hon Kate Warner AC at the QVMAG

Monday 26 August 2019

- Officiated at the launch of City Deal's Annual Progress Report
- Officiated at the launch of the *My Place My Future* Plan

Thursday 29 August 2019

- Attended the launch of Australian Conference for Neurodevelopmental Disorders held in Launceston

Friday 30 August 2019

- Attended Launceston College's *Steam* day
 - Attended the Northern Tasmanian Junior Football Association's 2019 Best and Fairest Dinner
-

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

Saturday 31 August 2019

- Attended City Park Radio's Annual General Meeting
- Attended the Northern Rangers Football Club Junior Presentation Day

Sunday 1 September 2019

- Attended a Nepalese TEEJ celebration

Tuesday 3 September 2019

- Met with students from Launceston Christian School on their Town Hall tour

Wednesday 4 September 2019

- Attended the opening night party, Junction Arts Festival
-

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 P S Spencer - Ratepayer Issues, Mowbray - Council Meeting - 22 August 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 22 August 2019 by Councillor P S Spencer, have been answered by Shane Eberhardt (Director Infrastructure Services) and Leanne Hurst (Director Development Services).

Questions:

1. A telephone call was received from Mr Tim Chugg regarding his property off Vermont Road, Mowbray. There is a problem with the stormwater and sewerage connections. Is there any way the Council can assist with connection of services to his property?

Response:

Sewerage is the responsibility of TasWater.

The developer has been advised that a stormwater connection application is required to connect to the stormwater system. The public stormwater system is available within 30m of the site.

2. Mr Chugg also indicated that tyres are being left on the nature-strip outside of his property off Vermont Road. Is there some way that the Council can assist with clean-up and removal?

Response:

This needs to be considered as illegal dumping and managed accordingly. Officers will investigate and follow up as necessary.

11.1.2 Councillors' Questions on Notice - Councillor A G Harris - Meadow Mews Staff Parking - Council Meeting - 22 August 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions, asked at Council on 22 August 2019 by Councillor A G Harris, have been answered by Shane Eberhardt (Director Infrastructure Services) and Leanne Hurst (Director Development Services).

Questions:

1. With regard to the Meadow Meadow Mews Shopping Centre and the fact that it was constructed under two different Development Applications, what was the number of on-site staff parking spots that had to be provided for the dozens of retail shops and supermarket that operate from this site?

Response:

(Leanne Hurst - Director Development Services)

The first Development Application was approved in 1986 and required 310 parking spaces in total, with no minimum specified for staff parking. An extension to the development was approved in August 2002, conditioned to require a total of 360 parking spaces, with 50 spaces to be designated for staff parking. File notes indicate that the installation of appropriate signage was completed and the conditions of the Development Approval were deemed to have been met in November 2003.

2. What action can be taken by the Council to force the operators of the Meadow Mews carpark to provide the number of parking spots for the land as per their Development Applications and their approval and so significantly reduce the number of cars that are being parked all day in the surrounding streets?

Response:

(Leanne - Director Development Services)

Vehicles parked in surrounding streets are legally parked. Officers will contact with the operators of the centre in the first instance to draw their attention to the relevant condition in the planning permit.

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 Meeting - 1 August 2019****FILE NO:** SF0618**AUTHOR:** Cathy Williams (Built Environment Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider a report from the Pedestrian and Bike Committee Meeting held on 1 August 2019.

RECOMMENDATION:

That Council receives the report from the Pedestrian and Bike Committee Meeting held on 1 August 2019.

REPORT:

The Pedestrian and Bike Committee, at its Meeting on 1 August 2019, discussed the following:

- the *Tomorrow Together* project and the opportunities for sustainable transport this project presents.
- the proposition by the University of Tasmania to hold an active transport day on Sunday, 27 October 2019 in Launceston, similar to the *CicLAvia* day to be held in Los Angeles on 18 August 2019.
- TBUG submitting an application for a Community Grant for Bike Week 2020.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.1 Pedestrian and Bike Committee Meeting - 1 August 2019 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

5. To promote and support active and healthy lifestyles of our community.

Strategic Priority 7: We are a City planning for our future by ensuring our approach to strategic land-use, development and infrastructure is coordinated, progressive and sustainable.

10-Year Goal: To facilitate appropriate development via integrated land-use planning, infrastructure investment and transport solutions within our municipality and region.

Focus Areas:

3. To improve and maintain accessibility, transport options and infrastructure within the 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 - 8 August 2019**FILE NO:** SF3177/SF0031**AUTHOR:** Stephen Loiterton (Emergency Management Officer)**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 8 August 2019.

REPORT:

The Meeting of the Municipal Emergency Management Committee held on 8 August 2019 discussed the following:

- The State Emergency Service's Northern Regional Risk Assessment is complete, and risk treatment plan is pending.
- The Secretary of the Department of Health has issued an Emergency Management Action Plan for the THS.
- Northern Region District Staff are currently engaging with Councils to look at their service delivery model, and have commenced planning for a predicted early start to the bushfire season.
- The City of Launceston Public and Environmental Health Associate Plan has been updated based on lessons drawn from a recent exercise.
- The Committee endorsed an amended Emergency Animal Centre Plan.

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 - 8 August 2019
...(Cont'd)**

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 6: We protect our environment by caring for our unique natural assets and amenity and sensitively managing future development opportunities.

10-Year Goal: To enhance the unique natural character, values and amenity of our City by minimising the impacts of our organisations and our community's activities in the environment.

Focus Areas:

1. To reduce our and the community's impact on the natural environment.
2. To contribute to air and river quality improvements in Launceston.
3. To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.

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

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 29 August and 5 September 2019:

Four Year Delivery Plan

Councillors provided feedback on the 4-Year Delivery Plan.

King Wharf Developments - Developer Contribution

Councillors discussed the developer contribution for the Lindsay to Gleadow Street Link Road.

Planning Scheme Local Provisions

Councillors received the final briefing updates on the draft Local Provisions Schedule (Planning Scheme).

21st Century Councils

Councillors discussed how Tasmanian Local Government will meet community needs into the future.

Homelessness Discussions

Councillors examined current and possible future Council roles with assistance for homeless people in the municipality.

Show Society Report

Councillors were provided with information regarding the financial position of the Show Society along with 2019 Launceston Show arrangements.

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

Development Proposal

Councillors were provided with information on a possible development proposal.

Tasmanian Symphony Orchestra's Northern Strategy

Councillors received a briefing regarding planned activities, engagements and presence of the Tasmanian Symphony Orchestra in the north of the State.

Australia Day Policy Review

Councillors discussed options of recognising Australia Day on 26 January and provided feedback in preparation of a Council policy.

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 Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
-

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)

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

15.1 Small Event Sponsorship Round 2 2019/2020

FILE NO: SF6825

AUTHOR: Tracey Mallett (Manager Community and Economic Development)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider event sponsorship support for Small Events (Round 2 2019/2020).

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

Council - 30 May 2019 - Agenda Item 15.3 - Small Event Sponsorship Round 1 2019/2020

RECOMMENDATION:

That Council:

1. recommends the following Small Event Sponsorship Applications receive the listed sponsorship amount.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Migrant Resource Centre	Harmony Day	N/A	\$5,000	\$5,000	\$5,000
Stompin	Barcode	84%	\$10,000	\$5,000	\$5,000
Rotary Club of Youngtown	Soggy Bottom Regatta and Family Fun Day	82%	\$5,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc	Brixhibition	82%	\$5,000	\$5,000	\$5,000
Ultrain	Tassie Trail Fest	81%	\$12,500	\$5,000	\$5,000
Cancer Council Tasmania	Relay for Life	73%	\$5,000	\$5,000	\$3,750
St Giles Society Ltd	Balfour Burn for St Giles	72%	\$5,000	\$5,000	\$3,750
RSPCA Tasmania	RSPCA Tasmanian Million Paws Walk	70%	\$5,000	\$5,000	\$3,750
Launceston and Henley Regatta Association	Launceston and Henley Regatta	69%	\$5,000	\$5,000	\$3,750

15.1 Small Event Sponsorship Round 2 2019/2020 ...(Cont'd)

Organisation	Event	Score	\$Request	\$Assess	\$Recom
St Patricks River Valley Association	St Patricks River Valley Day	63%	\$5,000	\$5,000	\$3,750
Northern Tasmanian Croquet Centre Inc	NTCC Easter Croquet Tournament	63%	\$2,500	\$2,500	\$1,250
Launceston Alive Easter Festival Ltd	Launceston Easter Community Festival	62%	\$20,000	\$5,000	\$3,750
Marcel Ritchie - Little Italy Festival	Little Italy	57%	\$8,000	\$5,000	\$2,500
Total			\$93,000		\$51,875

2. notes the following event sponsorship applications not be funded by Council, as they received a score less than the recommended level for funding (ie. <50%).

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Mowbray Golf Club	Mowbray Golf Club Pro-Am 2020	40%	\$5,000	\$5,000	\$0
Launceston Tornadoes Basketball Club Inc	NBL 1 2020 Season (Home Games)	0%	\$5,000	\$5,000	\$0

*Councillor N D Daking abstained from assessment of *Balfour Burn for St Giles* (St Giles Society Ltd).

REPORT:

Full details of each request for Small Event Sponsorship were considered by the Events Sponsorship Assessment Panel. The Panel assessed each application against the assessment criteria (detailed below).

15.1 Small Event Sponsorship Round 2 2019/2020 ...(Cont'd)

Assessment Criteria

- **Participation** - Enables special 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; and
- **Asset Usage** - Utilises and activates community assets

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

The Event Sponsorship Policy (05-Plx-012) states that Round 2 of the Small Event Sponsorship program covers a seven month period (1 January - 31 July) and will be allocated 60% of the annual budget. The proposed available funds for Small Event Sponsorship (including Events Celebrating or Commemorating a Specific Tradition in an Annual Calendar Year) Round 2 are \$83,400. Due to a pre-commitment made on 4 September 2017 for triennial funding of \$5,000 in the category of Celebrating or Commemorating a Specific Tradition for Harmony Day in 2018, 2019 and 2020, the actual funding available for Small Event Sponsorship (Round 2) 2018/2019 is \$78,400.

The total value of requests for Small Event Sponsorship Round 2 2019/2020 is \$98,000, after four applications made under the Major Events category were assessed as Small Events. Based on the assessment results, the recommended allocation of funds is \$51,875 (Recommendation 1.).

It is acknowledged that two applications are recommended not to receive funding as they received a score less than the recommended level for funding (ie. <50%) (Recommendation 2.).

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

Approval of the recommended event sponsorship funding will have a minimal impact on the environment.

15.1 Small Event Sponsorship Round 2 2019/2020 ...(Cont'd)

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

BUDGET & FINANCIAL ASPECTS:

	Budget \$	Available Round 1 \$	Available Round 2 \$	Recommendations for Round 2 \$	Balance \$
Small Events	\$139,000	\$55,600	\$83,400	\$51,875	\$31,525

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

15.2 Major Event Sponsorship Round 2 2019/2020

FILE NO: SF6823

AUTHOR: Tracey Mallett (Manager Community and Economic Development)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider event sponsorship support for Major Events (Round 2) 2019/2020

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

Council - 30 May 2019 - Agenda Item 15.4 - Major Event Sponsorship Round 1 2019/2020

RECOMMENDATION:

That Council:

1. recommends the following Major Event Sponsorship Applications receive the recommended sponsorship amount.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
MONA	The UBU Plays (Level 2)	94%	\$20,000	\$20,000	\$20,000
* Encore Theatre Company Inc.	Mamma Mia (Level 2)	87%	\$15,000	\$15,000	\$15,000
* Australian Musical Theatre Festival	Australian Musical Theatre Festival (Level 1)	84%	\$12,500	\$12,500	\$12,500
Subaru Rally Tasmania	Subaru Rally Tasmania (Level 2)	83%	\$20,000	\$20,000	\$20,000
Panama Productions	A Festival called PANAMA (Level 1)	82%	\$12,500	\$12,500	\$12,500
Vibestown Productions Pty Ltd	Party in the Paddock (Level 2)	76%	\$20,000	\$20,000	\$15,000
* Launceston Competitions Association Inc.	Launceston Competitions (Level 1)	73%	\$10,000	\$10,000	\$7,500
Bass Radio Pty Ltd	Chilli Skyfire (Level 2)	60%	\$15,000	\$15,000	\$7,500
Total				\$125,000	\$102,500

15.2 Major Event Sponsorship Round 2 2019/2020 ...(Cont'd)

Note - there are two levels in this category

Level 1 - \$5,001 up to \$12,500 and Level 2 - \$12,500 up to \$20,000

* Deputy Mayor Danny Gibson abstained from assessment of *Mamma Mia* (Encore Theatre Company Inc), Australian Musical Theatre Festival (Australian Musical Theatre Festival and Launceston Competitions (Launceston Competitions Association Inc)).

REPORT:

The Events Sponsorship Assessment Panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations.

Sponsorship Levels

Funding is available under two levels:

- Level 1 \$5,001 up to \$12,500
- Level 2 \$12,501 up to \$20,000

Level 1 would typically be an event held in the Launceston municipality attracting audiences from local and intrastate areas.

Level 2 would typically be an event held in the Launceston municipality attracting larger audiences from local, intrastate, interstate and/or international areas.

Assessment Criteria

- **Participation** - Enables special 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
 - **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
 - **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
-

15.2 Major Event Sponsorship Round 2 2019/2020 ...(Cont'd)

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

The Event Sponsorship Policy (05-Plx-012) states that Round 2 covers a seven month period (1 January - 31 July) and will be allocated 60% for the annual budget. The total available funds for Major Event Sponsorship Round 2 2019/2020 is \$126,000.

The total funds requested in Major Event Sponsorship Round 1 2019/2020 is \$125,000. The total recommended allocation of funds is \$102,500 as per the application assessment results.

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

Approval of the recommended event sponsorship funding will have minimal impact on the environment.

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.
-

15.2 Major Event Sponsorship Round 2 2019/2020 ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

The proposed budget for Events Sponsorship Round 2 2019/2020 is:

	Budget \$	Available Round 1 \$	Available Round 2 \$	Recommendations for Round 2 \$	Balance \$
Major Events	\$210,000	\$84,000	\$126,000	\$102,500	\$23,500

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

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule**FILE NO:** SF6440**AUTHOR:** Claire Fawdry (Senior Town Planner - Policy and Projects)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider the Draft Launceston Local Provisions Schedule.

RECOMMENDATION:

That Council:

1. determines, in accordance with section 35(7) of the *Land Use Planning and Approvals Act 1993*, that it is satisfied that the Draft Launceston Local Provisions Schedule meets the local provisions schedule criteria in section 34 of the *Land Use Planning and Approvals Act 1993*; and
 2. submits the Draft Launceston Local Provisions Schedule and supporting information - Supporting Report (ECM Document ID Set 4124261); Draft Local Provisions Schedule (ECM Document ID Set 4124230); Zoning Maps (ECM Document ID Set 4125068) and Overlay Maps (ECM Document ID Set 4125484) to the Tasmanian Planning Commission in accordance with section 35(1) of the *Land Use Planning and Approvals Act 1993*.
-

REPORT:**1. Background**

The Tasmanian Parliament enacted amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) in December 2015 to provide for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs) for each municipal area. The Minister for Planning and Local Government at the time, the Hon Peter Gutwein MP, approved the draft State Planning Provisions for exhibition in March 2016. The Commission exhibited the draft SPPs for a 60-day period, during which time representations were invited. 294 representations were received and a further nine late representations were accepted. After considering the representations, the Commission held hearings in Burnie, Launceston and Hobart between July and October 2016. The Commission considered the draft SPPs and reported to the Minister on 9 December 2016. The Minister considered the Commission's report, modified the draft State Planning Provisions that were exhibited and endorsed the SPPs as amended.

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ...(Cont'd)

The State Planning Provisions include the administrative, zone and code provisions and the requirements for LPSs that are to apply in the Tasmanian Planning Scheme. Although the SPPs came into effect on 2 March 2017, as part of the Tasmanian Planning Scheme, they have no practical effect until a Local Provisions Schedule is in effect in a municipal area.

Local councils are required to prepare their LPS to implement local policy a strategic objectives in accordance with Guideline No. 1 Local Provisions Schedule: zone and code application and the LPS Criteria set out in Section 34(2) of LUPAA.

In September 2018 the Minister for Planning, the Hon Roger Jaensch MP, wrote to councils to indicate his aspiration that all Draft LPSs be submitted by 30 June 2019. The Minister also suggested that informal community consultation prior to lodging has the potential to confuse the public, create misunderstandings of legal rights and delay the formal consultation process.

Although the City of Launceston (CoL) did not undertake a comprehensive informal community consultation process, approximately 7,500 individually addressed letters were sent to landowners in July 2019 foreshadowing zone change, a change to a heritage listing status or scenic management overlay. In excess of 400 landowners contacted officers to seek clarification and/or provide feedback on the proposed draft changes.

2. Introduction

Whilst the State Government has decided to maximise commonality through the State Planning Provisions, inevitably there needs to be local differences between municipalities to reflect the characteristics of local areas. These local variations are achieved through the Local Provisions Schedule for each municipal area in Tasmania.

The City of Launceston is considerably different in many aspects from its neighbouring councils. It is significantly larger, has different strategic goals and community expectations. For these reasons it needs a more sophisticated set of planning controls. Considerable strategic work has been undertaken to ensure that when effective, the Tasmanian Planning Scheme in Launceston aligns with the State policy position, whilst also maintaining the local context and vision for Launceston.

The Draft Launceston Local Provisions Schedule (draft LPS) for inclusion in the Tasmanian Planning Scheme has been completed. The draft LPS is the product of at least 24 months of strategic review and projects based on the consistent State Planning Provisions (SPPs).

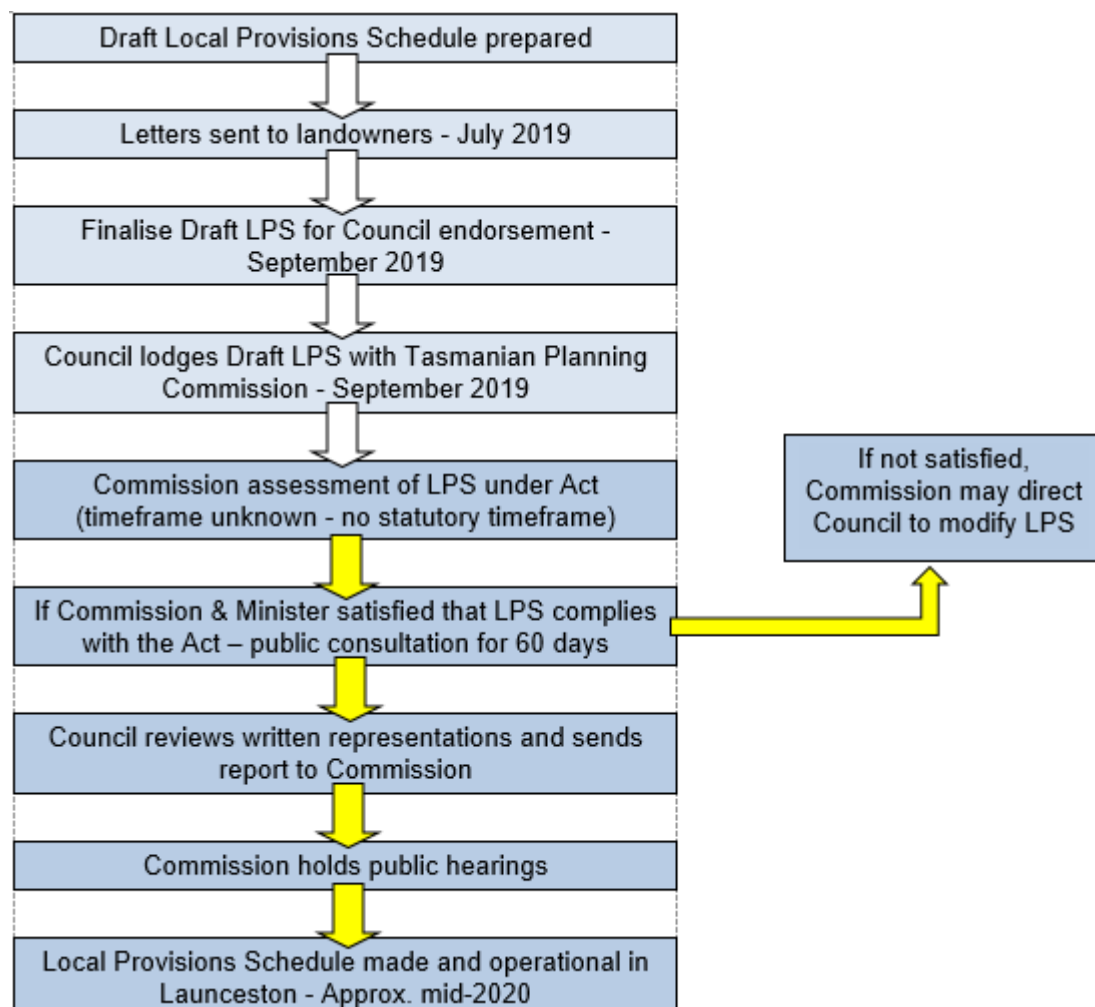
15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ... (Cont'd)

The draft LPS, zoning and overlay maps, supporting report and project reports are attached to this report. All final documentation and supporting reports will be made publicly available during the formal advertising period and a comprehensive community consultation and communications plan has been prepared. The timing of when formal advertising will occur is unknown at this stage and is reliant on the instruction of the Tasmanian Planning Commission.

3. Process

In developing the draft LPS, the intention is to provide as much certainty as possible for land use and development to developers and the community.

An indication of the timing and implementation of the Launceston Local Provisions Schedule is set out below:



15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ... (Cont'd)

4. Key Changes

The draft LPS includes a number of changes to the Launceston Interim Planning Scheme 2015 (LIPS 2015). In many circumstances, the zoning will translate from the LIPS 2015 to the draft LPS. For example, the substantial urban residential area which is currently zoned General Residential will be translated into the zone also known as General Residential. The majority of zoning across the city will in fact stay in a zone of similar purpose, even if the name is different.

Where a significant change in the zoning of land is recommended in the draft LPS, it is as a result of strategic analysis and a separate project report has been prepared demonstrating compliance with the Zone Application Guidelines prepared by the Tasmanian Planning Commission (TPC) and Planning Policy Unit (PPU), the legislation and regional and local strategies.

4.1 Projects

Councillors have been informed and consulted on the individual projects which have been undertaken to develop the draft LPS. The following individual projects and tasks were undertaken as part of the development of the Draft Launceston LPS.

	Project/Task
1	Industrial Zones Review Project
	<p>In some areas, General Industrial zoned land has been recommended to be zoned Light Industrial. This is due to changes to the zone standards in the SPPs as follows:</p> <ul style="list-style-type: none"> a. General Industrial Zone in SPPs do not contain any amenity standards to protect nearby sensitive (residential) uses. b. Light Industrial Zone in SPPs no longer protect sensitive uses within a distance of 100m. The standard in the zone only applies to sensitive uses within 50m from a Light Industrial Zone boundary.
2	Rural/Agriculture Zone Application Project
	<p>The existing LIPS 2015 contains one zone for the agricultural estate - Rural Resource Zone. This has been split into two zones in the SPPs - Rural Zone and Agriculture Zone.</p>
3	Inner/General Residential Zones Review Project
	<p>The existing Inner Residential zoned land under the LIPS 2015 has been significantly reduced and recommended to be zoned General Residential. This is due to the expanded list of discretionary uses in the SPPs Inner Residential Zone.</p>
4	Low Density Residential Zone Review Project
	<p>Some areas of Low Density Residential zoning in the LIPS 2015 have been recommended for the General Residential Zone based on average lot density and the fact that the sites are substantially unconstrained by hazards.</p>

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ...(Cont'd)

5	Urban Mixed Use Zone Review Project
	A review of the existing extent of the Urban Mixed Use Zone was undertaken. The Local Business zoned 'strip' along Charles Street has been recommended for Urban Mixed Use zoning.
6	Open Space and Environmental Management Zones along Tamar River Review Project
	A review of the existing Open Space and Environmental Management zoning along the Tamar River between Windermere and Swan Bay was undertaken to ensure that connectivity for open space purposes and protection for environmental management is maintained.
7	Spot (Isolated) Local Business Zones Review Project
	A review of the isolated Local Business zoned properties was undertaken. In some instances where 'corner shops' which were historically zoned Local Business but are no longer operational, a zoning change back to the surrounding residential zone has been recommended.
8	Regional Ecosystem Model Project (Priority Vegetation Area)
	Mapping of the priority vegetation area of the Natural Assets Code was undertaken on a state-wide basis.
9	Waterways and Coastal Protection Area Review Project
	Site specific waterways buffers were developed by council's environmental scientist to ensure reasonable setback distances to watercourses to ensure the protection of natural values.
10	Rural Living Zone Review Project
	The new SPPs Rural Living Zone contains four density precincts for subdivision - 1ha, 2ha, 5ha and 10ha. An analysis was undertaken on the existing Rural Living zoned land and based on existing density, recommendations for Rural Living A, B, C and D were made.
11	Environmental Living Zone Application Project
	The existing Environmental Living Zone of the LIPS 2015 has been deleted from the SPPs suite of zones. A new zone has been included - Landscape Conservation Zone. Following a detailed analysis, the properties currently zoned Environmental Living have been recommended for the Landscape Conservation zone. A Specific Area Plan has been drafted to allow a permitted pathway for a residential - single dwelling use in the Landscape Conservation zoned properties in the rural areas to reflect the current use status for a single dwelling in the Environmental Living Zone.
12	Attenuation Code Review Project
	It was timely to conduct a review of the existing buffer areas around our TasWater and MRT sites. The Attenuation Code in the SPPs also contains an expanded list of uses which trigger assessment. Consultation with TasWater and MRT indicated that TasWater do not wish for their sites to be formally mapped whereas MRT would like their sites mapped on the planning scheme overlay maps. An internal database has also been developed which identifies sites which contain uses listed in the Code.

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ... (Cont'd)

13 Scenic Protection Review Project and development of Southern Gateway and Western Hills Specific Area Plans

The SPPs Scenic Protection Code cannot apply to land zoned Low Density Residential and General Residential. In Launceston there are significant areas of the hillside which are mapped as Scenic Management in the LIPS 2015 which will not be mapped if a direct translation was to occur. Particular areas of significance will be managed for their scenic values through either the Scenic Protection Code or the two recommended Specific Area Plans.

14 Review Local Heritage Places List and Develop First Heritage Precinct

The existing Local Heritage Place listings were developed to include statements of significance. This work is ongoing. Heritage precincts are also being developed and the first precinct for Cimitiere Street will be included in the draft LPS.

15 Develop New Obstacle Limitation Surface Overlay

The LIPS 2015 contains an Obstacle Limitation Surface overlay which is applicable through the Airports Impact Management Code. The SPPs also contain a code for airports called the Safeguarding of Airports Code, however its application has altered. This resulted in the development of a new Obstacle Limitation Surface area overlay for the draft LPS.

16 Develop new zoning and overlay maps for LPS

The GIS Team developed new layers and associated tables for zones, codes, SAPs, PPZs and SSQs in the required format.

17 Central Area SAP

A Central Area SAP has been recommended to cover the existing Central Business Zone in the CBD to maintain the status quo acceptable solution and performance criteria for building height until the Building Height and Massing Study work to develop Design Guidelines and a more detailed Specific Area Plan has been completed by Paul Davies and officers.

5. Conclusion

The draft LPS has been developed following a review of the current LIPS 2015 and targeted strategic planning projects undertaken over the last 24 months. It seeks to balance a number of competing factors and proposes a forward-looking document that reflects Council adopted strategic directions as well as an aspirational view of the City into the future.

It is recommended that Council endorse the Draft Launceston Local Provisions Schedule for it to be submitted to the Tasmanian Planning Commission.

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ...(Cont'd)

ECONOMIC IMPACT:

The LPS is intended to provide opportunity, certainty and predictability to the community and the development industry. This should facilitate appropriate and sustainable development and achieve positive economic outcomes.

ENVIRONMENTAL IMPACT:

The LPS embodies a sustainable development objective. It provides regulation to safeguard the environment and to avoid natural hazards. It also seeks to promote a sustainable urban form and over time, reduce the need to travel for the community.

SOCIAL IMPACT:

The LPS provides a number of provisions to recognise the developing and changing needs of our community. The strategic intents recognise the role that planning can play in promoting social inclusion and ensuring equitable and sustainable access to housing and community services.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

BUDGET & FINANCIAL ASPECTS:

Any costs associated with this project are provided for in the current operational budget. Not considered relevant to this report.

**15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule
...(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. Launceston Supporting Report (ECM Set ID 4124261) *(electronically distributed)*
 - Appendix 1 - Summary of Key Changes (ECM Set ID 4124865) *(electronically distributed)*
 - Appendix 2 - Residential Zones Project Report (ECM Set ID 4124860) *(electronically distributed)*
 - Appendix 3 - Low Density Residential Project Report (ECM Set ID 4124851) *(electronically distributed)*
 - Appendix 4 - Rural Living Project Report (ECM Set ID 4124845) *(electronically distributed)*
 - Appendix 5 - Urban Mixed Use Zone Project Report (ECM Set ID 4124837) *(electronically distributed)*
 - Appendix 6 - Spot Local Business Zones Project Report (ECM Set ID 4124832) *(electronically distributed)*
 - Appendix 7 - Industrial Zones Project Report (ECM Set ID 4124880) *(electronically distributed)*
 - Appendix 8 - Environmental Living Zone Project Report (ECM Set ID 4124856) *(electronically distributed)*
 - Appendix 9 - Rural and Agriculture Mapping Project Report (ECM Set ID 4124850) *(electronically distributed)*
 - Appendix 10 - Open Space and Environmental Management Project Report (ECM Set ID 4124844) *(electronically distributed)*
 - Appendix 11a - Local Heritage Place List (ECM Set ID 4124836) *(electronically distributed)*
 - Appendix 11b - Local Heritage Place Datasheets (ECM Set ID 4124830) *(electronically distributed)*
 - Appendix 12 - Cimitiere Street Heritage Precinct (ECM Set ID 4124879) *(electronically distributed)*
 - Appendix 13 - Regional Ecosystem Model (ECM Set ID 4124874) *(electronically distributed)*
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15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ...*(Cont'd)*

Appendix 14 - Priority Vegetation Area Planning Report Example (ECM Set ID 4124863) *(electronically distributed)*

Appendix 15 - Scenic Protection Project Report (ECM Set ID 4124855) *(electronically distributed)*

Appendix 16 - Attenuation Areas and Buffers Project Report (ECM Set ID 4124848) *(electronically distributed)*

Appendix 17 - Bushfire Prone Areas Mapping - TPC Decision and Amendment (ECM Set ID 4124841) *(electronically distributed)*

Appendix 18 - Transitioning PPZs (ECM Set ID 4124835) *(electronically distributed)*

Appendix 19 - Permitted Alterations and Modifications to Transitioning PPZs and SAPs (ECM Set ID 4124826) *(electronically distributed)*

Appendix 20 - Transitioning SAPs (ECM Set ID 4124878) *(electronically distributed)*

Appendix 21 - Western Hillside SAP Project Report (ECM Set ID 4124873) *(electronically distributed)*

Appendix 22 - Western Hillside SAP (ECM Set ID 4124870) *(electronically distributed)*

Appendix 23 - Southern Gateway SAP Project Report (ECM Set ID 4124867) *(electronically distributed)*

Appendix 24 - Southern Gateway SAP (ECM Set ID 4124862) *(electronically distributed)*

Appendix 25a - Launceston CBD Building Height and Massing Study, Paul Davies (ECM Set ID 4124853) *(electronically distributed)*

Appendix 25b - Launceston CBD Building Height and Massing Study Attachment, Paul Davies (ECM Set ID 4124846) *(electronically distributed)*

Appendix 25c - Paul Davies Recommendation Report (ECM Set ID 4124840) *(electronically distributed)*

Appendix 25d - CoL Building Heights Consultation Report (ECM Set ID 4124833) *(electronically distributed)*

Appendix 25e - Building Heights and Massing Council Agenda (ECM Set ID 4124825) *(electronically distributed)*

Appendix 25f - Building Heights and Massing Council Minutes (ECM Set ID 4124877) *(electronically distributed)*

Appendix 26 - Central Area SAP (ECM Set ID 4124872) *(electronically distributed)*

Appendix 27 - Rural Conservation SAP (ECM Set ID 4124869) *(electronically distributed)*

Appendix 28 - Site Specific Qualifications Table (ECM Set ID 4124866) *(electronically distributed)*

2. Draft Launceston Local Provisions Schedule (ECM Set ID 4124230) *(electronically distributed)*
3. State Planning Provisions (ECM Set ID 4124823) *(electronically distributed)*
4. CoL Corporate Strategic Plan 2014-2024 (ECM Set ID 4124822) *(electronically distributed)*
5. PDF Zone Maps (ECM Set ID 4125068) *(electronically distributed)*

15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule ...(Cont'd)

6. PDF Code and Overlay Maps (ECM Set ID 4125484) *(electronically distributed)*
 - Overlay 6a - Overlays A3L 11k - Parking and Sustainable Transport - 5 September 2019 (ECM Set ID 4125749) *(electronically distributed)*
 - Overlay 6b - Overlays A3L 11k - Electricity Transmission Infrastructure - 5 September 2019 (ECM Set ID 4125749) *(electronically distributed)*
 - Overlay 6c - Overlays A3L 55k - Electricity Transmission Infrastructure - 5 September 2019 (ECM Set ID 4125749) *(electronically distributed)*
 - Overlay 6d - Overlays A3L 11k - Local Historic Heritage - 5 September 2019 (ECM Set ID 4125770) *(electronically distributed)*
 - Overlay 6e - Overlays A3L 55k - Local Historic Heritage - 5 September 2019 (ECM Set ID 4125771) *(electronically distributed)*
 - Overlay 6f - Overlays A3L 11k - Natural Assets 1 of 2 - Waterways - 5 September 2019 (ECM Set ID 4125772) *(electronically distributed)*
 - Overlay 6g - Overlays A3L 55k - Natural Assets 1 of 2 - Waterways - 5 September 2019 (ECM Set ID 4125773) *(electronically distributed)*
 - Overlay 6h - Overlays A3L 11k - Natural Assets 2 of 2 - Priority Vegetation - 5 September 2019 (ECM Set ID 4125775) *(electronically distributed)*
 - Overlay 6i - Overlays A3L 55k - Natural Assets 2 of 2 - Priority Vegetation - 5 September 2019 (ECM Set ID 4125776) *(electronically distributed)*
 - Overlay 6j - Overlays A3L 11k - Scenic Protection Overlay Map - 5 September 2019 (ECM Set ID 4125777) *(electronically distributed)*
 - Overlay 6k - Overlays A3L 55k - Scenic Protection Overlay Map - 5 September 2019 (ECM Set ID 4125778) *(electronically distributed)*
 - Overlay 6l - Overlays A3L 11k - Attenuation - 5 September 2019 (ECM Set ID 4125779) *(electronically distributed)*
 - Overlay 6m - Overlays A3L 55k - Attenuation - 5 September 2019 (ECM Set ID 4125780) *(electronically distributed)*
 - Overlay 6n - Overlays A3L 11k - Coastal Erosion Hazard - 5 September 2019 (ECM Set ID 4125781) *(electronically distributed)*
 - Overlay 6o - Overlays A3L 55k - Coastal Erosion Hazard - 5 September 2019 (ECM Set ID 4125782) *(electronically distributed)*
 - Overlay 6p - Overlays A3L 11k - Coastal Inundation Hazard - 5 September 2019 (ECM Set ID 4125783) *(electronically distributed)*
 - Overlay 6q - Overlays A3L 55k - Coastal Inundation Hazard - 5 September 2019 (ECM Set ID 4125784) *(electronically distributed)*
 - Overlay 6r - Overlays A3L 11k - Flood Prone Areas- 5 September 2019 (ECM Set ID 4125785) *(electronically distributed)*
 - Overlay 6s - Overlays A3L 55k - Flood Prone Areas - 5 September 2019 (ECM Set ID 4125787) *(electronically distributed)*
 - Overlay 6t - Overlays A3L 11k - Bushfire Prone Areas - 5 September 2019 (ECM Set ID 4125788) *(electronically distributed)*

**15.3 Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule
...(Cont'd)**

Overlay 6u - Overlays A3L 55k - Bushfire Prone Areas - 5 September 2019 (ECM Set ID 4125789) *(electronically distributed)*

Overlay 6v - Overlays A3L 11k - Landslip Hazard - 5 September 2019 (ECM Set ID 4125790) *(electronically distributed)*

Overlay 6w - Overlays A3L 55k - Landslip Hazard - 5 September 2019 (ECM Set ID 4125749) *(electronically distributed)*

Overlay 6x - Overlays A3L 11k - Safeguarding of Airports - 5 September 2019 (ECM Set ID 4125792) *(electronically distributed)*

Overlay 6y - Overlays A3L 55k - Safeguarding of Airports - 5 September 2019 (ECM Set ID 4125793) *(electronically distributed)*

Overlay 6z - Overlays A3L 11k - Specific Area Plans and Site Specific Qualifications - 5 September 2019 (ECM Set ID 4125794) *(electronically distributed)*

Overlay 6zz - Overlays A3L 11k - Specific Area Plans and Site Specific Qualifications - 5 September 2019 (ECM Set ID 4125797) *(electronically distributed)*

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

19 CORPORATE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

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 Councillor's Leave of Absence

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

(h) applications by councillors for a leave of absence.

22.3 UTAS Student Accommodation

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

(g) information provided to the council on the condition it is kept confidential.

22.4 End of Closed Session

To be determined in Closed Council.

23 MEETING CLOSURE

UNCLASSIFIED AGENDA ITEMS: