



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 2 APRIL 2020
1.00pm**

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

Date: 2 April 2020

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
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

RULES FOR PUBLIC COMMENT ON AGENDA ITEMS

Do you wish to speak to an item in the Agenda of the Council Meeting?

- You are invited to speak to an item on the Agenda.
- Please see the form called *Notice of Intention to Speak* (available outside the Council Chambers).
- Write your name and address against the Agenda Item to which you wish to speak.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- When invited by the Meeting's Chairperson, please move to the microphone in the public gallery and state your name and address.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chairperson may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

10 December 2019

Mr Michael Stretton
Chief Executive Officer
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 2020:

23 January	6 February	20 February	5 March
19 March	2 April	16 April	30 April
14 May	28 May	11 June	25 June
9 July	23 July	6 August	20 August
3 September	17 September	1 October	15 October
29 October	12 November	26 November	10 December

commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 MAYORAL ACKNOWLEDGEMENTS

3 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.)

4 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 19 March 2020 be confirmed as a true and correct record.

5 DEPUTATIONS

No Deputations have been identified as part of this Agenda

6 PETITIONS

Local Government Act 1993 - sections 57 and 58

No Petitions have been identified as part of this Agenda

7 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 identified as part of this Agenda

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 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.)

8.1.1 Public Questions on Notice - Mr Robin Smith - COVID-19 Pandemic Issues - 19 March 2020**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton (Chief Executive Officer)

QUESTIONS and RESPONSES:

The following question, asked at Council on 19 March 2020 by Mr Robin Smith, has been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. In light of the current COVID-10 pandemic declaration, would the Council consider suspending the use of the big street sweepers (replacing with the smaller *Glutton* unit), ash trays and drinking fountains?

Response:

Blower vacs are used in the CBD to blow litter and debris into the kerb which the street sweeper then collects. The Glutton has significantly less capacity than the current practice, such that it is unlikely the CBD litter and debris could be cleaned daily. Autumn will create additional leaf litter and with possible workforce implications due to COVID-19 the use of the Glutton is not a feasible option.

Butt bins are likely to receive less use due to the closure of bars and clubs but if there is a specific location that Mr Smith has a concern about, then it can be reported to Council's Customer Service or Snap Send Snap for resolution.

The Council is undertaking more frequent cleaning of drinking water fountains in line with the following Department of Health advice:

Public drinking water supplies are safe to drink, however, the surfaces around the fountain including the spout, button/lever and nozzles could pose a risk for the transmission of COVID-19 and other germs.

- *Do not place your mouth on the spout of the fountain or allow your water bottle to come into contact with the nozzle when refilling.*
 - *Test the water flow and let the water flow for 10 seconds to allow for fresh, clean water to come through prior to drinking.*
 - *If the fountain requires you to push a button or lever, clean the surface before and after, or use your elbow.*
 - *Clean your hands afterwards with an alcohol-based rub or wash them with soap and water.*
-

8.1.1 Public Questions on Notice - Mr Robin Smith - COVID-19 Pandemic Issues - 19 March 2020 ...(Cont'd)

The Department of Health will advise asset owners and managers carry out more frequent cleaning of drinking water fountains.

4. Are additional tankers available for street disinfection and can business owners disinfect the street areas outside their own businesses?

Response:

According to the Tasmanian Government, the virus most likely spreads through:

- *close contact with an infectious person;*
- *contact with droplets from an infected person's uncovered cough or sneeze (if you are within 1.5m or two large steps of an infected person); or*
- *touching objects or surfaces (like doorknobs, sink taps and tables) that have cough or sneeze droplets from an infected person and then touching your mouth, nose or eyes.*

Based on the Tasmanian Government's advice it is a low risk that the virus could be transmitted through our public spaces provided good personal hygiene practices are exercised.

Public furniture and bins in the CBD are cleaned throughout the day.

Aerosols that would be produced through the disinfection of large public spaces would likely present impacts for human health.

8.2 Public Questions Without Notice

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

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

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 9 - Planning Authority.

9 PLANNING AUTHORITY

9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay

FILE NO: SF6891/DA0671/2018

AUTHOR: Brian White (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To provide a report, pursuant to section 39(2) and section 43F(6) of the former provisions of the *Land Use Planning and Approvals Act 1993* to the Tasmanian Planning Commission, regarding a draft amendment to the Launceston Interim Planning Scheme 2015.

PLANNING APPLICATION INFORMATION:

Applicant:	Ireneinc Planning
Property:	1 Taylor Street and 3 Taylor Street, Invermay
Zoning:	Inner Residential and Local Business
Receipt Date:	21/11/2018
Validity Date:	6/12/2018
Further Information Request:	17/12/2018
Further Information Received:	20/11/2019
Council Initiated:	23/1/2020
Representations Received:	One

PREVIOUS COUNCIL CONSIDERATION:

D22/81 - Showroom/warehouse
D58/83 - Service Industry
D29/95 - Relocation of Main Entrance of existing premises (Service Industry)
DA0225/2006 - Extend building (extension to a non-conforming use)
DA0168/2013 - Construction of a building for storage uses
DA0669/2018 - Signs - Install a new building fascia sign (retrospective)
SF6891/DA0671/2018 - partial rezoning of 3 Taylor Street, Invermay, from General Residential to Local Business, and make a decision on development application DA0671/2018 for a two lot subdivision of 3 Taylor Street, and a partial consolidation of 3 Taylor Street (Lot 2A) with 1 Taylor Street (Lot 2). Partial change of use of 3 Taylor Street to bulky goods sales

9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay ... (Cont'd)

RECOMMENDATION:

That Council:

1. in accordance with sections 39(2) and section 43F(6) of the former provisions of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that one representation was received during the public exhibition period for Amendment 51 to the Launceston Interim Planning Scheme 2015 and planning permit DA0671/2018 and forwards that representation to the Tasmanian Planning Commission;
2. in accordance with section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993* advises the Tasmanian Planning Commission that the contents of the representation received during advertising does not warrant modifications to draft Amendment 51;
3. in accordance with section 43F(6) of the former provisions of the *Land Use Planning and Approvals Act 1993* advises the Tasmanian Planning Commission that the contents of the representation received during advertising warrants modifications to planning permit DA0671/2018, as follows:
 - (a) Amendment of Condition 7 - Business Hours - to insert '*including forklifts*' after Bulky Goods Use;
 - (b) Insert the following condition:

SITE LANDSCAPING PLAN

Within three months of the date on the planning permit, a landscape plan must be prepared by a suitably qualified person and submitted for approval by Manager City Development. The plan must be drawn to scale and must include the following details:

- (a) *A landscaping buffer that, as far as possible, covers an area at least 2m wide along the northern boundary of Lot 2A and the southern boundary of Lot 1, and along the eastern boundary of Lot 2A and the western boundary of 31 Albion Street. The landscaping buffer should include species that can grow to at least 3m in height that are effective at screening. Details of the buffer must include a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity;*
 - (b) *A 'limited stack area' of at least 4m from the eastern boundary of Lot 2A and the western boundary of 31 Albion Street, and along the northern boundary of Lot 2A and the southern boundary of Lot 1;*
 - (c) *Any stabilisation works required as a result of tree or vegetation removal; and*
 - (d) *Suitable irrigation or a fixed sprinkler system for the watering of the landscaped areas.*
-

**9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
...(Cont'd)**

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

- (f) Installed in accordance with the endorsed plan; and*
- (g) Completed within three months of the landscape plan being endorsed;*
- (h) Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.*

(c) Insert the following condition:

Limited Stack Area

The stacking of tiles within the 'limited stack area' must not exceed 2m in height. The limited stack area must be physically marked on site at all times.

(d) Insert the following condition:

Fencing

A 2.1m high solid fence must be constructed along the boundary between the boundary of Lot 2A and Lot 1 (as shown on the endorsed subdivision plan). The fence must be constructed at the owner's expense.

5. provides advice to the Tasmanian Planning Commission, pursuant to sections 39(2) and section 43F(6) of the *Land Use Planning and Approvals Act 1993*, that Amendment 51 be approved as per the certified and exhibited amendment, and the modified permit - as provided as Attachment 4 (ECM Document Set ID 4261603).
-

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

REPORT:**1. Purpose of Report**

An application was made under section 33 of the *Land Use Planning and Approvals Act 1993* for a partial rezoning of 3 Taylor Street, Invermay, from General Residential to Local Business.

9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay ... (Cont'd)

Pursuant to section 43A of the *Land Use Planning and Approvals Act 1993*, an application for a planning permit was also made to the Council (DA0671/2018) for a two lot subdivision of 3 Taylor Street, a partial consolidation of 3 Taylor Street (Lot 2A) with 1 Taylor Street (Lot 2), and a partial change of use of 3 Taylor Street to bulky goods sales.

Council decided to initiate the planning scheme amendment and concurrently approved the Development Application at its Meeting on 1 February 2020. The application and permit were then placed on public exhibition from 1 February until 2 March 2020. The amendment appeared in *The Examiner* on two separate occasions: 1 and 5 March 2020. One representation was received during this period.

In accordance with sections 39(2) and 43F(6) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission of its opinion of the merits of each representation received in relation to the amendment and planning permit.

This report fulfils that statutory requirement.

2. Representation

The issue raised in the representation is summarised below. Whilst every effort has been made to accurately summarise the issues, the summaries should be read in conjunction with the full representation (Attachment 1). A statement of opinion on the merit of the issues is provided, including consideration of their impact on the draft amendment and planning permit, and any need for modification.

The author of this report and an Environmental Health Officer visited the property of the representor on 24 February 2020 to discuss the concerns.

<p>Issue 1: Amenity - the noise of forklifts and heavy vehicle movements of a bulky goods sales use/rezoning would unreasonably affect the adjoining residential amenity.</p>
<p>Response 1: <i>The rezoning of 3 Taylor Street, Invermay to Local Business will not automatically result in a loss of residential amenity to adjoining properties. There is an existing pattern of development in Launceston of local business zoned lots adjoining residentially zoned lots. The use and development standards in the local business zone will mean that future use and development of the rear of 3 Taylor Street must consider the residential amenity of adjoining and nearby sensitive uses. The rezoning has been assessed as being consistent with all relevant strategic planning considerations under the Land Use Planning and Approvals Act 1993. The representation does not raise matters that warrant modifications to Amendment 51.</i></p>

**9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
...(Cont'd)**

The issue raises matters relevant to planning permit DA0671/2018 for the change of use of the rear of 3 Taylor Street to bulky goods sales. Clause 15.3.4 (Noise Levels) of the Local Business Zone is a use standard which seeks to "ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses". At the time of assessment, the Council's Officers were of the view that no specific mitigation measures were required for the bulky goods sales use to satisfy Clause 15.3.4 (P1) apart from the Business Hours condition. However, after visiting the site and taking into account of the representation, it is considered that the representation warrants additional mitigation measures to minimise unreasonable amenity impacts from the use of the rear of 3 Taylor Street as bulky goods sales. These mitigation measures will improve the residential amenity of adjoining residential sensitive uses.

Furthermore, should the use of the site result in an unreasonable noise or interference to other uses (such as the adjoining sensitive use), the Council could investigate a potential environmental nuisance under the Environmental Management and Pollution Control Act 1994.

It is, therefore, considered that the following modifications are made to the permit in response to the representation:

Landscaping Buffer

A plan of landscaping will be required landscaping between Lot 2A and the property to the east as well as along the boundary with Lot 1.

The landscaping plan will be required to show species capable of growing to at least 3m. The plan will need to be prepared by a suitably qualified person and include details of watering systems.

The landscaping will assist in creating a visual and sound buffer for the adjoining residential uses.

Limited Stack Zone

The plan of landscaping must also include a limited stack zone of approximately 4m from the boundary between Lot 2A and Lot 1 and 31 Albion Street. Pallets of tiles must not be stacked above 2m in those areas.

This will ensure that the stacking of tiles does not dominate the outlook from the yards of the adjoining residential uses and may reduce the amount of forklifts going close to the boundaries.

An indicative plan of what these measures may look like is provided below:

9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay ... (Cont'd)

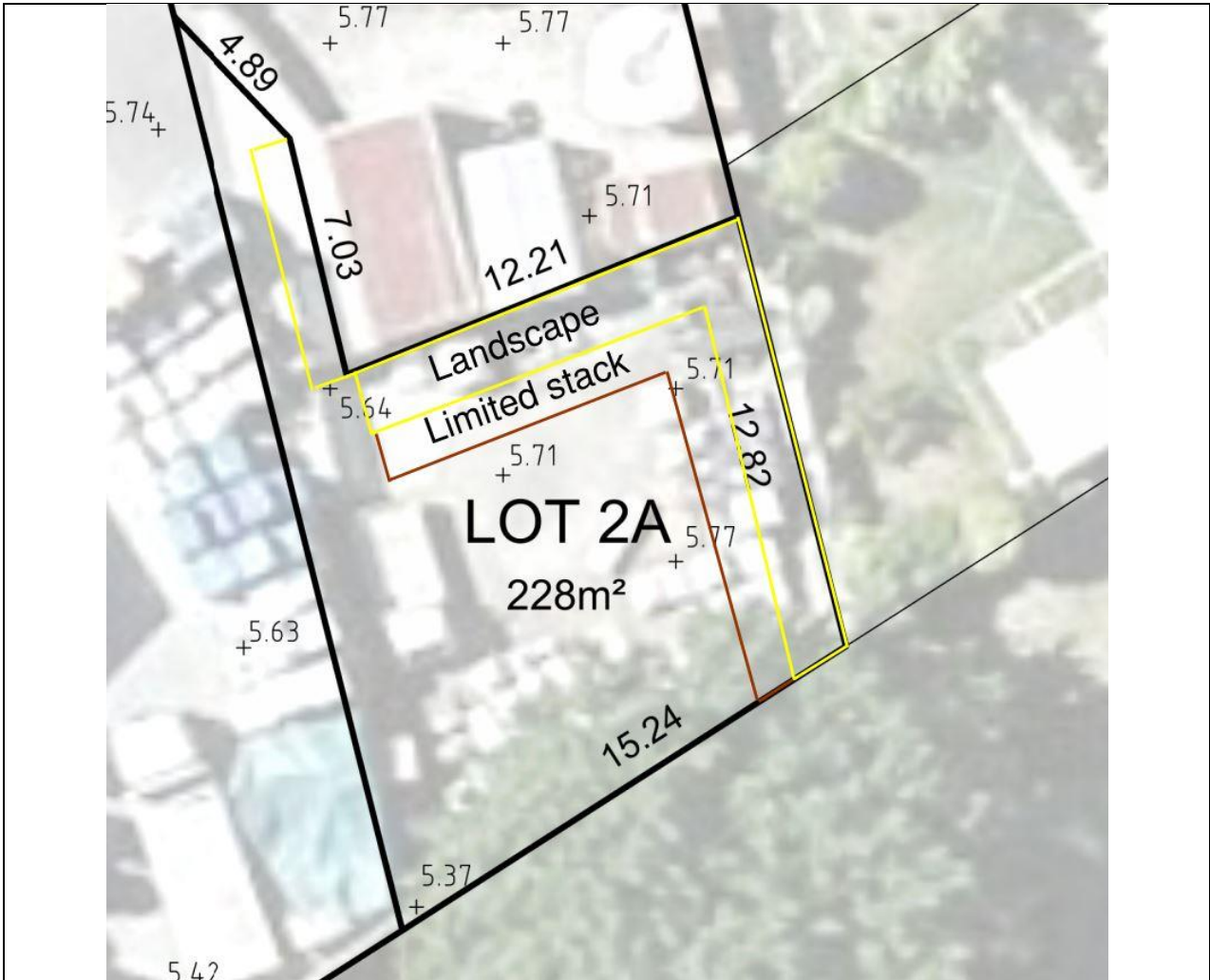


Figure 1 - Indicative buffer and stack area

Business Hours to Specify Forklifts

The business hours condition will be modified to specifically mention forklifts so it is clear that forklifts must not operate outside of the specified hours.

Fencing

The representor did not wish for a high fence to be constructed between the subject site and 31 Albion Street. However, a solid 2.1m high fence between Lot 2A and Lot 1 (as shown on the endorsed plans) is considered reasonable and necessary to protect the residential amenity of the tenant of Lot 1.

Discussion

The applicant has provided a response to the representation. The response acknowledges that modifications to the planning permit are considered necessary as a result of the representation. They state that a 1.5m landscaping buffer is considered

9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay ... (Cont'd)

reasonable to protect the residential amenity of 31 Albion Street. However, it is considered this response does not go far enough and does not take into account the future amenity of a tenant in the dwelling at 3 Taylor Street. A wider landscape buffer and a limited stack area is therefore recommended.

The applicant's response also states that they are in the process of engaging a suitably qualified noise consultant in preparation for a future Tasmanian Planning Commission hearing.

It is considered that the recommended modifications to planning permit DA0671/2018 adequately addresses the contents of the representation received whilst still ensuring the proposal satisfies the relevant provisions of the Planning Scheme.

It is also noted that the representor will have the opportunity to attend a Tasmanian Planning Commission hearing.

Issue 2:

Traffic - Increased heavy traffic will result in greater congestion on an already busy road/ junction

Response 2:

Traffic will increase by a modest amount as a result of the planning scheme amendment given the area of local business zone will increase. The Council's Engineers raised no issues with traffic safety during the assessment process.

Issue 3:

Compliance - The use has started without a permit. We are rewarding breaching planning laws

Response 3:

The applicant has commenced a prohibited use without a planning permit. The proposal is seeking retrospective approval. Should Council or the Tasmanian Planning Commission refuse the proposal, enforcement proceedings will recommence.

Issue 4:

Concerns that the demolition of the dwelling at 3 Taylor Street will result in a further expansion of the bulky goods sales use

Response 4:

The demolition of the dwelling will be subject to further planning approval, as will rezoning the remainder of 3 Taylor Street to local business.

Issue 5:

Losing residential land during a housing shortage is not appropriate

Response 5:

The loss of residential land will be minimal and would have no impact on the overall housing market of the Region.

**9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
...(Cont'd)**

TasWater

TasWater has confirmed that they have no objections to the proposal and require no permit conditions.

CONCLUSION

The representation raises matters that warrant modifications to planning permit DA0671/2018 but not to Amendment 51. After the recommended modifications are made to planning permit DA0671/2018, the amendment and application are considered to continue to comply with the relevant sections of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015.

There are no reasons for Council not to proceed with the draft amendment and planning permit DA0671/2018. The report has provided an assessment of the representations and should be forwarded to the Tasmanian Planning Commission as per the recommendations.

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

**9.1 Amendment 51 - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
...(Cont'd)**

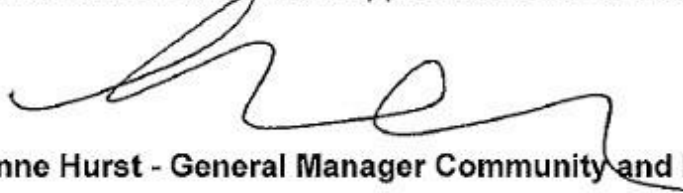
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Representations - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
(electronically distributed)
 2. Certified Instrument - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
(electronically distributed)
 3. Endorsed Plans - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
(electronically distributed)
 4. Amended Planning Permit - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay
(electronically distributed)
 5. Applicant's Response to Representation - 80-82 Invermay Road and 1 and 3 Taylor Street, Invermay (electronically distributed)
-

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility**FILE NO:** DA0019/2020**AUTHOR:** Brian White (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Cps Global
Property:	13 Henry Street, Ravenswood
Zoning:	Utilities
Receipt Date:	14/01/2020
Validity Date:	5/02/2020
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	2/04/2020
Representations:	Four

STANDARDS REQUIRING COUNCIL DISCRETION

E15.6.1 Visual Amenity

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 DA0019/2020 - Utilities - Construction of a Telecommunications Facility at 13 Henry Street, Ravenswood, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- (a) Covering Letter, Prepared by CPS Global, Dated 5/2/2020
 - (b) Planning Application Report, Prepared by CPS Global, Dated February 2020
 - (c) Applicant's Response to Representations, Prepared by CPS Global, Dated 2/3/2020
 - (d) Response to submissions, Prepared by NBD Space, Dated 2/3/2020
-

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

2. LEGAL TITLE

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

3. SCHEDULE OF FINISHES/COLOURS

Prior to the commencement of the works, a schedule of external building finishes and colours showing the Monopole having muted colours must be submitted for approval by Manager City Development. Once approved, the schedule will be endorsed to form part of the planning permit.

4. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

5. SITE LANDSCAPING PLAN

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

- (a) Screen planting along the eastern boundary of the subject site, and the western boundary of 6A Ravenswood Road, Ravenswood (CT 152308/0). The screen planting must be able to grow to a height of at least 3m and should only be implemented adjacent to the dwellings that share a boundary with the subject site.

Once approved by Manager City Development, the plan will be endorsed and will form part of the permit. The landscaping must be:

- (b) Installed in accordance with the endorsed plan; and
- (c) Completed within three months of works being completed; and
- (d) Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

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

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

8. 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.

9. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0019/2020. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The 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.*

The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to the Council.

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of the Council's Notice to Waive Right of Appeal is attached.

REPORT:

1. THE PROPOSAL

The proposal is for the development of a new telecommunication facility, consisting of: 18.5m high monopole, mounted with three panel antennas on a turret headframe; feeders; fibre and ancillary equipment mounted onto the monopole; an equipment cabin and associated works.

The monopole will be located nearby the southern boundary of the site. The site contains an existing Optus exchange building.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is an existing Optus facility, which is split over two titles, with an area of approximately 6,547m². It is irregular in shape, with sole access and frontage to Henry Street, Ravenswood. The site contains two large buildings and some scattered vegetation. The adjoining land uses are residential.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

28.0 Utilities Zone

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the above purpose.

Consistent

The proposal is to expand an existing utilities installation/use. This use is directly consistent with the intent of the zone.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective: To ensure that uses do not compromise the capacity of utility services.
Consistent
A1 If for permitted or no permit required uses.
Complies A utilities use is permitted in the zone.

28.4 Development Standards

28.4.1 Building height, setback and siting

Objective: To ensure that building bulk and form, and siting minimises the impact on the amenity of adjoining lots.
Consistent
A2 Setback from all boundaries must be no less than 3m.
Complies The monopole is located at least 3m from all boundaries.

E7.6 Development Standards

E15.0 Telecommunications Code

E15.1 The purpose of this provision is to: (a) Encourage landowners and carriers to share telecommunications facilities or to co-locate, co-mast or co-site facilities where appropriate and practicable, in order to minimise adverse environmental and visual amenity impacts; (b) Encourage impact mitigation measures that protect community values, especially visual character values; and (c) Encourage the adoption of best practice procedures by carriers in terms of innovative design, environmental management and work practices.
Consistent
The proposed monopole has been designed to minimise visual impacts. The Visual Impact Assessment (VIA) provided with the application is of the view that although the Monopole will be able to be seen from nearby residential uses and form further afield due to being located on a hillside, the visual impacts will not detract from the visual amenity of the locality due to the existing built form nearby and the dynamic nature of pedestrian movements within the suburb.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

Co-location was not viable for the project. The applicant has enquired with Telstra to co-locate with their facility. The assessment has determined that an elevation of 22m is achievable on their pole. This was deemed to partially satisfy the target coverage objectives, although it was determined that monopole has drastically insufficient structural capacity to accommodate all three (including Vodafone) carriers for current network requirements. The location was chosen after considering a number of other sites. The proposed location at 13 Henry Street was considered the most desirable given its current land use and the distance from the existing Telstra facility.

The proposed monopole has been designed in accordance with all relevant industry standards.

The proposal is considered to be consistent with the intent of the code.

E15.6 Development Standards

E15.6.1 Visual Amenity

Objective:
To:

- (a) minimise any detrimental impact upon the visual amenity of a locality by reducing the prominence of facilities; and
- (b) protect important public views, such as vistas to significant public buildings, streetscapes and areas reserved or designated for natural or scenic values.

Consistent
The proposed Monopole has been designed and located to minimise detrimental impacts on the visual amenity of the locality. The site is not located in a prominent location. The submitted VIA has indicated that the visual impacts of the proposal will not be unreasonable in the surrounding landscape. In regard to (b), Ravenswood does not have significant areas reserved or designated for natural or scenic values.

A1 No acceptable solution.

Relies on Performance Criteria

P1.1 Facilities located within existing utility corridors and sites using existing facilities, must minimise visual impact, having regard to:

- (a) best practice methods to:
 - (i) reduce the visual impact of facilities; or
 - (ii) conceal facilities within the surrounding natural or built environment;
- (b) minimise clearing for facilities corridors and facilities to limit visible prominence;
- (c) functional and safety requirements in establishing, operating and maintaining facilities;
- (d) the siting and design of facilities to limit visual impacts on prominent skylines; and
- (e) the siting design and screening of equipment housing and other visually intrusive facilities to limit visual prominence in public areas.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

P1.1 Facilities located within existing utility corridors and sites using existing facilities, must minimise visual impact, having regard to:

- (a) best practice methods to:
 - (i) reduce the visual impact of facilities; or
 - (ii) conceal facilities within the surrounding natural or built environment;
- (b) minimise clearing for facilities corridors and facilities to limit visible prominence;
- (c) functional and safety requirements in establishing, operating and maintaining facilities;
- (d) the siting and design of facilities to limit visual impacts on prominent skylines; and
- (e) the siting design and screening of equipment housing and other visually intrusive facilities to limit visual prominence in public areas.

P1.2 Facilities not located within existing utility corridors and sites and using existing facilities, must minimise visual impact, having regard to:

- (a) the need to locate outside existing utility corridors or sites or not use existing facilities;
 - (b) best practice methods to:
 - (i) reduce the visual impact of facilities; or
 - (ii) conceal facilities within the surrounding natural or built environment;
 - (c) minimising clearing for facilities corridors and facilities to limit visible prominence;
 - (d) functional and safety requirements in establishing, operating and maintaining facilities;
 - (e) the siting and design of facilities to limit visual impacts on prominent skylines; and
 - (f) the siting design and screening of equipment housing and other visually intrusive facilities to limit visual prominence in public areas.
-

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

Complies

Does the Monopole Minimise Visual impacts?

The Visual Impact Assessment (VIA)

The VIA undertook an assessment based on a best practice methodology. The methodology is based on site observation and assessment across a wide sweep of the suburb of Ravenswood and the surrounding landscape. The methodology involves characterising various surrounding elements of town and landscape into 'Landscape Character Zones'. The zones are provided below as Figure 1. An assessment is then undertaken of the impact of the Monopole within these zones.



Figure 1 - Character Zones

The results of the landscape assessment are provided as Figure 2.

Character Zone	Sensitivity	Magnitude	Impact Rating
Residential North	Moderate	Low	Moderate-Low
Low Density/Reserve	Moderate	Low	Moderate-Low
Residential Central	Moderate	Moderate	Moderate
Residential East/South	Moderate	Low	Moderate-Low
Commercial/Community	Low	Negligible	Negligible
Agricultural	Moderate	Moderate	Moderate
Riverbank	Moderate	Low	Moderate-Low

Figure 2 - Summary of Landscape Character Impact Assessment

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

The second part of the analysis was to undertake an identification of 10 viewpoints that represent elements of the zone characteristics where are of particular interest.

The viewpoint selected is provided as Figure 3.

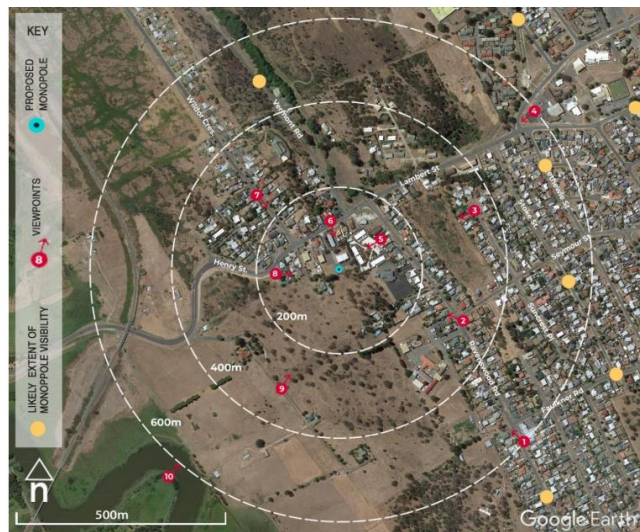


Figure 3 - Visual Envelope Map and Identified Viewpoints

A summary of the visual impact of the monopole from those locations is provided as Figure 4.

View-point	Description	Sensitivity	Magnitude	Impact-Rating
1	Local shopping unit at 65 Ravenswood Road (590 metres from proposed Monopole).	Low	Low	Low
2	Roadside adjacent to 35 Ravenswood Road (316 metres from proposed Monopole).	Low	Moderate	Moderate-Low
3	Adjacent driveway of 8 Suncrest Place (342 metres from proposed Monopole).	Moderate	Moderate	Moderate
4	Parking bay of Eastside Local Shopping centre (600 metres from proposed Monopole).	Low	Negligible	Negligible
5	Circulation space of residential development at 6a Ravenswood Rd (115 metres from proposed Monopole).	High	Moderate	High-Moderate
6	Roadside adjacent to 10 Henry Street (115 metres from proposed Monopole).	Low	Moderate	Moderate-Low
7	Roadside adjacent 110 Wildor Crescent (260 metres from proposed Monopole).	Moderate	Low	Moderate-Low
8	Adjacent drive of 25a Henry Street (150 metres from proposed Monopole).	High	Moderate	High-Moderate
9	Private road serving 63, 65 and 67 Henry Street (325 metres from proposed Monopole).	Moderate	Moderate	Moderate
10	Pathway of North Esk River Trail (630 metres from proposed Monopole).	Moderate	Low	Moderate-Low

Figure 4 - Summary of Visual Impacts from Selected Viewpoints

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

The assessment focuses on the two principle criteria for determining visual impact: Sensitivity and Magnitude.

Viewpoints 5 and 8 warrant additional discussion given they have returned an impact rating of High - Moderate. However, it is also noted that the impact from the majority of the viewpoints is at least Moderate.

Viewpoint 5 - Circulation Space of Residential Development at 6a Ravenswood Road - 115m From Proposed Monopole

Viewpoint 5 is taken from the parking area of the residential units on the adjoining lot to the east, as shown in Figure 5.



Figure 5 - Location of Viewpoint 5 and the Proposed Monopole

The property contains 15 residential units, approved by DA0513/2006. Six units (Units 6 - 11) back immediately onto the subject site, the private space of these units is primarily at the rear of the dwellings, as shown in Figure 6.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

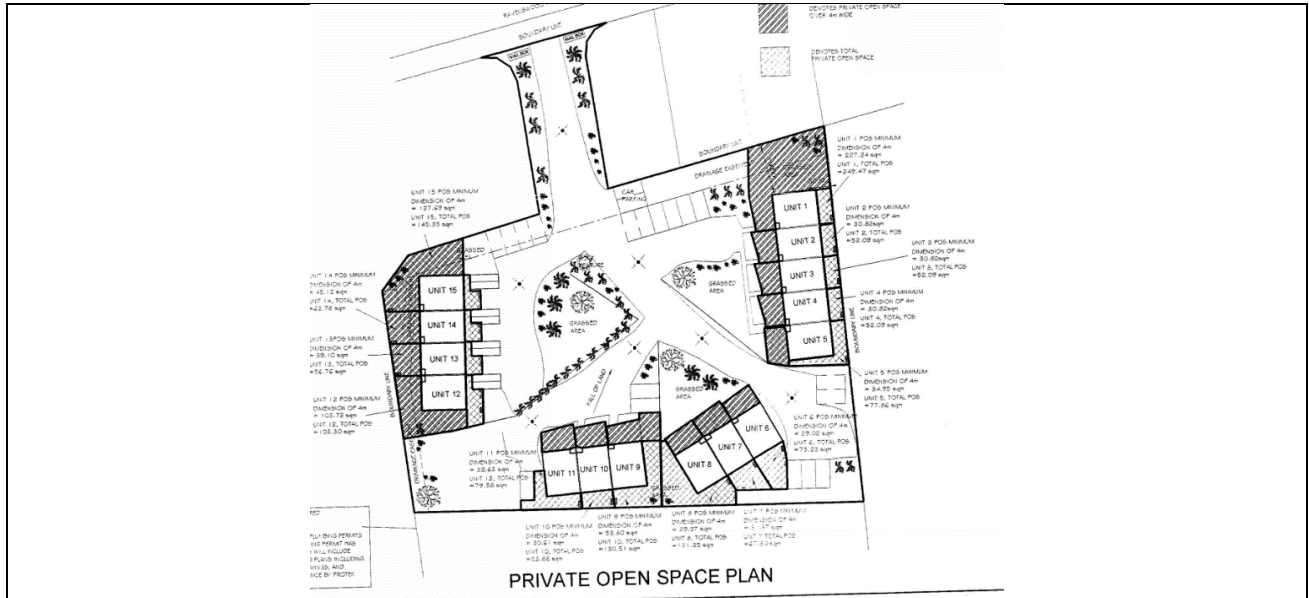


Figure 6 - Site Plan Approved by DA0513/2006

A photomontage of the monopole from viewpoint 5 is provided as Figure 7 below.



Fig 17. Viewpoint 5 as existing



Figure 7 Existing and Proposed from Viewpoint 5

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

The VIA has defined the sensitivity of the view from viewpoint 5 as being high. This is due to the residential use of the site, as the visual impact of the proposed monopole would be experienced by residents daily. The VIA states that, due to the only small areas of private open space available to each unit, a *premium* would be placed on the quality of these private spaces by the occupiers of each unit". It is also stated that any changes to the visual impact within these private spaces or to outlooks from principle rooms are therefore potentially high.

In regard to the magnitude of the view, the pole is said to stand 50m from the nearest unit. The report opines that, due to the angle of the units along the north and south of the site not being orientated to face the monopole, views from within these units and from their private open spaces will be more focused towards the communal areas in the centre of the site, rather than directly at the monopole. The report states that views from the units will be obstructed by *different elements of the built form either in or adjacent to the site*.

The report concluded that the magnitude of the proposal is therefore considered to be Moderate. The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view would therefore provide an integrated impact of high-moderate.

Despite what the VIA claims, the kitchen and living areas do have windows which back onto the rear decking area.

A view of the subject site from the rear garden of Unit 9 is provided below.



Figure 8 - View of the Site from Rear Garden of Adjoining Lot

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

The view shows a number existing natural and built features which would somewhat offset the visual impact of the tower from the private open space, including: the terrace, change in topography and fencing along the rear boundary, the existing large building and satellite dish, and the existing mature vegetation. In addition, screen planting could be implemented along the boundary between the subject site and the adjoining units which could further offset the visual impacts and assist with concealing facilities within the surrounding natural or built environment. It is, therefore, agreed that views from the units will, indeed, be obstructed by *different elements of the built form either in or adjacent to the site*.

This is relevant in compliance with (b)(ii), (d), and (e).

Viewpoint 8 - Adjacent drive of 25a Henry Street - 150m from the proposed monopole)

Viewpoint 8 is taken from the driveway of 25A Henry Street. The applicant has not provided a montage showing the view of the tower, but has shown the view without the tower. The VIA also discusses views from the houses at 17 and 19 Henry Street. Those houses are no more than 100m from the proposed tower.

The location of the viewpoint and the current view from that viewpoint is provided as Figures 9 and 10.



Figure 9 - Location of Viewpoint 8 - Taken from 25A Henry Street

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)



Figure 10 - Viewpoint 8 - Taken from the Driveway of 25A Henry Street

The report opines that the views from these dwellings would be strongly influenced by the outlook of the surrounding countryside that they enjoy from living areas, rather than looking back towards the tower. Views from backyards, looking back towards the tower, are said to be likely dominated by neighbouring buildings, some of which are large utility storage buildings.

The sensitivity of the views from the viewpoint are said to be high given the *quality and strong sense of place created by the wide views and that they are experienced on the permanent basis by those that live within this part of the suburb*. In regard to the magnitude of the views, the report opines that the monopole would be a slender, industrialised structure, which would have the impact of injecting the built form into the wider natural vistas. It is said that the principle views from these dwellings (towards the City/Tamar Valley) would be largely unaffected. It is acknowledged that, due to the close proximity of the monopole from the dwellings, there would be a strong influence on the rear outlook of the properties and that *there are potential arguments as to the impact of the proposal upon the residential amenity of the occupiers of these properties*. The final assessment of viewpoint 5 is said to be high - moderate.

It is agreed that, due to the views from these dwellings being orientated primarily to face the west, and the existing built environment and mature vegetation adjacent to the dwellings, the visual impacts from the viewpoint and from the adjoining dwellings will be minimised. Again, this is relevant to compliance with (a)(ii), (d) and (e).

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

The applicant also states that the height of the Monopole has been reduced from its originally planned 30m to reduce the visual impact whilst still retaining the proper functioning of the tower. A height of 20m is required to achieve the necessary radio frequency objectives. The slimline design and reduced overall bulk by using a turret headframe rather than a standard monopole and headframe design has been chosen to reduce the visual impacts. The applicant also states that they would be willing to provide a landscape plan and implement a reasonable strategy to mitigate the views of the facility.

It is considered that the visual impact of the monopole from the identified key viewpoints and from a wider landscape view will be modest due to existing natural (existing mature vegetation) and built (the existing large buildings on the site and nearby lots, and the landscape character of Ravenswood) environment. The monopole will be in a location which is on the transition between a countryside type environment and an urban area so will not be an isolated feature of the landscape. The landscape assessment in the VIA deemed that the visual impact of the Monopole within the landscape would be no greater than moderate. This included views from the agricultural character zone to the west.

All these above factors are relevant in compliance with (b)(ii), (d) and (e).

The proposal is therefore assessed as meeting (a)(ii) subject to conditions as the proposal will minimise visual impact as it is concealed within the surrounding natural and built environment.

The proposal will not clear any vegetation, so complies with (b).

The site has been chosen having regard to the Precautionary Approach to Site Selection and Infrastructure Design contained within Sections 4.1 and 4.2 of the Industry Code C564:2018. The proposed site was considered to be the most viable option for the area as it meets the required radio frequency objectives, construction, access and power requirements of the facility.

The proposal is assessed as meeting (c).

The VIA and the subsequent submissions acknowledge that the monopole is in a location which will be visible from nearby residential uses and from both of the valley slopes and travelling towards the site on Ravenswood Road. The reports admit the Monopole will likely interrupt a portion of the vista. However, as discussed above, the location is not seen to be 'prominent' as it lies on the edge of a ridge which also contains agricultural associated buildings and mature plantings interspersed with woodlands. The site is on a transition area between rural type landscape and the urban area of Ravenswood. The visual impacts of the monopole within the suburb will be reduced due to the *high use* and dynamic movements of everyday life in the suburb. People are less likely to be stationary within the suburb and less susceptible to elements of change such as the monopole.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

<p>The VIA has found that the Monopole will only have a modest visual impact from public areas. The Monopole has also been sited and designed to be minimise its visual prominence. A schedule of colours will be requested as a permit condition showing the Monopole having a modest tone. The proposed landscaping along the eastern boundary (via condition), the minimal equipment housing, and the existing mature vegetation on the site, will assist in reducing the visual prominence of the monopole from public areas such as streetscapes. The VIA has concluded that, from public areas, the impact of the visual impacts will be no greater than Moderate.</p> <p>The proposal is assessed as meeting (d) and (e) taking into account the above discussion.</p> <p>Subject to a schedule of colours, and a plan of landscaping for screening along the boundary between the adjoining units and the subject site, the proposal is assessed as meeting P1.1.</p>
<p>A2.1 The height of freestanding aerials, towers and masts must not be greater than:</p> <ul style="list-style-type: none"> (a) 30m in the Rural Resource and Environmental Management zones; (b) 30m in the Light Industrial, General Industrial, and Utilities zones; (c) 20m in the Local Business, General Business, Central Business, Commercial; and (d) 20m in the Particular Purpose zone 1 - Techno Park, and Particular Purpose 6 - Prospect Business Precinct. <p>A2.2 No acceptable solution for the height of freestanding aerials, towers and masts located in any other zones.</p>
<p>Complies The height of the tower is 18.5m, so complies with (b).</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 22 January to 6 February 2020. Four 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.

<p>Issue 1: Visual Amenity - Location on a ridge</p>
<p>Response 1: <i>The application has been accompanied by a Visual Impact Assessment (VIA) which has assessed the sensitivity and magnitude of the visual impacts of the Monopole at a landscape scale as well as from individual viewpoints. The landscape assessment deemed that the visual impacts of the Monopole would be no greater than Moderate. This was primarily due to the existing built form of Ravenswood and the location of the Monopole in a transition area between the 'countryside' - consisting of mature plantings, powerlines, farm sheds and rural uses - and the urban area of Ravenswood. It was deemed that the Monopole would not stand out on the ridgeline, but would represent "a clear signal of approaching urbanisation rather than an isolated feature in the landscape". It is also noted that the Monopole has been reduced in height to 20m and has been designed to be as slim as possible. The acceptable solution allows a 30m Monopole in the Utilities zone as an acceptable solution. It is considered these are 'best practice' methods to minimise the visual impacts of the Monopole. Although the VIA does accept that the Monopole will be noticeable from the nearby dwellings, it acknowledges that assessing the visual impacts of a proposal are much more than one person's view but must be analysed at a broader scale. The dwellings to the west of the site are orientated to take advantage of the views over the Tamar, rather than back at the Monopole. The dwellings to the east that have open space that adjoins the subject site would be able to see the Monopole from their private open space and their rear living areas. However, given the difference in topography between the private open space and the subject site, the existing fencing, the existing built form on the Optus site, and the landscaping to be implemented along the boundary, the proposal will not be unreasonable to the visual amenity of adjoining residential uses. The planning scheme does not require an assessment of the Monopole on individual properties. Rather, the scheme requires that the visual amenity of the locality is not reduced. The VIA and subsequent submission deems that the impact on the wider locality will be moderate. The representation does not raise matters which warrant refusal of the application. In response to the representation, a landscaping and schedule of colours will be requested via a permit condition.</i></p>

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

<p>Issue 2: Traffic</p>
<p>Response 2: <i>The only increase in traffic will be during construction. The Council's Engineers have raised no issues with the impact of additional traffic on the road network.</i></p>
<p>Issue 3: Natural Values</p>
<p>Response 3: <i>The site is not subject to a code which expressly regulates impacts on biodiversity values. The proposal does not intend to remove vegetation.</i></p>
<p>Issue 4: Misleading claims in the VIA regarding the visual impacts on the adjoining units. The sensitivity and magnitude of the views from the adjoining units should be HIGH- HIGH rather than HIGH - MODERATE.</p>
<p>Response 4: <i>The author of the VIA has acknowledged the limited information available at the time to make the assumption. However, the author still maintains that the overall impact at viewpoint 5 would remain at HIGH-MODERATE due to the fact that visual assessments are more than just individual views but are more around significant public views and the wider impact on the locality. It is agreed that the impacts on viewpoint 5, and from the rear open space of the adjoining multiple dwellings will not be overly detrimental. Again, the planning scheme requires an assessment on the locality, rather than individual properties.</i></p>
<p>Issue 5: Why wasn't colocation with existing towers undertaken</p>
<p>Response 5: <i>The applicant has investigated colocation with a nearby Telstra tower but it was found to be unviable. The investigation, undertaken in accordance with industry standards, has found location of the proposal was the most favourable.</i></p>
<p>Issue 6: Why isn't the tower in a non residential area?</p>
<p>Response 6: <i>The application has undertaken an investigation of suitable sites and has found location of the proposal was the most favourable. It is not uncommon, indeed it is becoming more common, for such infrastructure to be located in urban areas.</i></p>
<p>Issue 7: The VIA uses old Google images.</p>
<p>Response 7: <i>The expertise of the author of the VIA is not in question, including their choice of imaging. They are deemed to be qualified in the field to make such assessments.</i></p>

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(Cont'd)

Issue 8:

If approved, a landscaping plan is requested along the boundary of the units and the subject site

Response 8:

It is agreed that a landscaping plan is appropriate via a permit condition.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant.

9.2 13 Henry Street, Ravenswood - Utilities - Construction of a Telecommunications Facility ...(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 - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 13 Henry Street, Ravenswood (*electronically distributed*)
 2. Plans to be Endorsed - 13 Henry Street, Ravenswood (*electronically distributed*)
 3. Representations - 13 Henry Street, Ravenswood (*electronically distributed*)
 4. Response to Representations - 13 Henry Street, Ravenswood (*electronically distributed*)
-

10 ANNOUNCEMENTS BY THE MAYOR

Due to the cancellation of functions and community events, no Mayor's Announcements have been identified as part of this Agenda

11 COUNCILLORS' 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.)

12 QUESTIONS BY COUNCILLORS**12.1 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.)

12.1.1 Councillors' Questions on Notice - Councillor A E Dawkins - Harvest Market Option - 19 March 2020**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton (Chief Executive Officer)

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting on 19 March 2020 by Councillor A E Dawkins, has been answered by Leanne Hurst (General Manager Community and Place Network).

Questions:

1. In light of the current situation, is there an opportunity to allow a number of food vans from *Harvest Market* to share space with *Flick the Bean*, to ensure they are able to continue to operate, whilst *Harvest Market* moves to an online service?

Response:

The Council's Officers will liaise with individual businesses on a case by case basis and assess the capability of the business and the site to allow for suitable temporary arrangements. As each site and business is different, these requests will be handled upon receipt of a direct request for consideration.

12.2 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.)

13 COMMITTEE REPORTS

No Committee Reports have been identified as part of this Agenda

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

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 Workshop conducted since the last Council Meeting, for the purposes described:

Workshop conducted on 26 March 2020:

Community Care and Recovery Package

Councillors discussed the proposed City of Launceston's Community Care and Recovery Package.

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.

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

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.

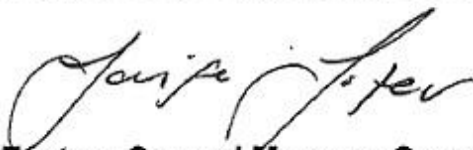
BUDGET & FINANCIAL ASPECTS:

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 - General Manager Organisational Services Network

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS

No Items have been identified as part of this Agenda

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 Commencement Time of Special Council Meeting - 2 April 2020****FILE NO:** SF2346**AUTHOR:** Leanne Purchase (Manager Governance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the start time of the Special Council Meeting to be held on 2 April 2020.

This decision requires an absolute majority of the Council.

RECOMMENDATION:

That, pursuant to regulation 6(1) of the *Local Government (Meeting Procedures) Regulations 2015*, Council determines that the Special Council Meeting to be held on 2 April 2020 will commence immediately following the conclusion of today's Ordinary Council Meeting.

REPORT:

At the Council Meeting held on 19 March 2020, via Councillor van Zetten's Notice of Motion, the Chief Executive Officer was requested to work with various stakeholders to prepare a Community Care and Recovery Package in response to the COVID-19 pandemic. Part 3 of the Recommendation to the Notice of Motion requested the Chief Executive Officer provide a report to the following Council Meeting, outlining the package.

The Chief Executive Officer's report will be considered at a Special Council Meeting that will be held on 2 April 2020 at the conclusion of the ordinary Council Meeting.

Regulation 6(1) of the *Local Government (Meeting Procedures) Regulations 2015* requires that -

A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority...

A decision of Council is required because Special Council Meetings are outside the scope of our Council Meetings Policy (Frequency and Commencement Time) 14-Plx-001.

19.1 Commencement Time of Special Council Meeting - 2 April 2020 ...(Cont'd)

The Special Council Meeting was advertised in *The Examiner* on Saturday 28 March 2020 and agenda papers were published on Monday 30 March 2020. This is in keeping with the shorter notice periods required for Special Council Meetings and allowed extra time to prepare the report, thought appropriate given the rapidly changing nature of the COVID-19 pandemic.

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.

BUDGET & FINANCIAL ASPECTS:

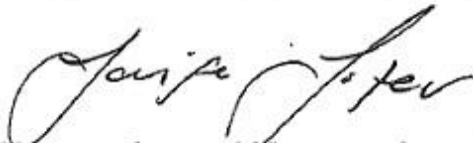
Not considered relevant to this report.

19.1 Commencement Time of Special Council Meeting - 2 April 2020 ...(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.



Louise Foster - General Manager Organisational Services Network

20 CHIEF EXECUTIVE OFFICER NETWORK 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

No Closed Items have been identified as part of this Agenda

23 MEETING CLOSURE
