



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 3 SEPTEMBER 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: 3 September 2020

Time: 1.00pm

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## 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

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## 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.

This Council Meeting will be streamed live to:  
[www.launceston.tas.gov.au/Council/Meetings/Listen](http://www.launceston.tas.gov.au/Council/Meetings/Listen) .

## PUBLIC ATTENDANCE AT THE COUNCIL MEETING

To help keep you safe, a maximum of 20 members of the public are permitted to attend a Council Meeting. You must register your attendance in advance by telephoning 6323 3145 and leaving a message, or emailing us at [invitation@launceston.tas.gov.au](mailto:invitation@launceston.tas.gov.au) by 11.00am on the morning of the Council Meeting. A Council Officer will contact you to confirm the details of your attendance.

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed.

## PUBLIC QUESTION TIME - AGENDA ITEM 8

Questions received in writing by close of business Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au), PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting, or Taken on Notice and answered at a later Council Meeting.

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## PUBLIC COMMENT ON AGENDA ITEMS

When you register to attend the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- 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 Chair 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.

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27 August 2020

Mr Michael Stretton  
Chief Executive Officer  
City of Launceston  
P O Box 396  
**LAUNCESTON TAS 7250**

Dear Michael

### **COUNCIL MEETINGS**

In accordance with regulation 4 of the *Local Government (Meeting Procedures) 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 the remainder of 2020:

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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COUNCIL AGENDA

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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 20 August 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**

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**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 registered with Council 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)*

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**8.1.1 Public Questions on Notice - Ms Jillian Koshin - 20 August 2020****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton (Chief Executive Officer)

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**QUESTIONS and RESPONSES:**

The following questions, submitted to Council on 20 August 2020 by Ms Jillian Koshin, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

**Questions:**

1. When will all the road works, traffic lights etc. associated with the new Gleadow-Goderich Street traffic lights, Forster Street the Forster-Goderich Street intersection be finished and at what cost to the public purse?

**Response:**

*These projects are being undertaken by the State. The Council understands that the Gleadow Street and Forster Street works are planned for completion October 2020.*

*The Council does not have associated costs.*

2. Before allowing any more developments in the Lindsay-Gleadow-Goderich Street area, such as the Good Guys DA on today's Agenda, does the Council intend to carry out a study and assessment of the full effects of the altered traffic and lights system on traffic flow and congestion right across the associated road-street network area that takes in Lower Charles St, Lindsay Street, Invermay Road, Boland Street, the Esplanade, Charles Street bridge, Tamar Street bridge, the Northern Outlet at least as far as Mowbray Hill, and the east-west flow of traffic ?

**Response:**

*[Please note: the Development Application referred to above was considered at the Council Meeting on 20 August 2020].*

*Council has adopted the Invermay Traffic Plan which details proposed improvement in this area. The development of this plan included detailed modelling and assessment of the planned improvement works to accommodate existing and future development within the area.*

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**8.1.1 Public Questions on Notice - Ms Jillian Koshin - 20 August 2020 ...(Cont'd)**

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3. How, when, who and what method will the Council use to assess the effects and costs (on time, residents, commuters etc.) of the altered system on local amenity, traffic flow, saturation, congestion, noise and air pollution?

**Response:**

*It needs to be clear that the Invermay Traffic Masterplan has been developed between the Council and the Department of State Growth as Invermay includes roads under the ownership and control of both.*

*The modelling completed for the Masterplan has identified that the improvements will make the transport system within the area more efficient which will improve traffic flows and congestion resulting in less noise and air pollution.*

*In accordance with the Launceston City Deal's focus on becoming a Smart City, the Department of State Growth is in the process of installing new Bluetooth sensing technology throughout the transport network that will provide real time data on travel times through Invermay, enabling an assessment of the impacts of the Masterplan to be carried out at any time.*

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**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).*

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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 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park**

**FILE NO:** DA0241/2020

**AUTHOR:** John Ayers (Consultant Planner GHD)

**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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#### **DECISION STATEMENT:**

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

#### **PLANNING APPLICATION INFORMATION:**

Applicant:	Ireneinc Planning
Property:	2-4 Invermay Road, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	18/05/2020
Validity Date:	05/06/2020
Further Information Request:	18/06/2020
Further Information Received:	08/07/2020
Advertised Date:	11/07/2020
Extension of Time Granted:	03/09/2020
Deemed Approval:	03/09/2020
Representations:	Eight

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

**STANDARDS REQUIRING COUNCIL DISCRETION**

<b>Standard</b>	<b>Reason</b>
35.4.2 P1 Location of car parking	Car parking not provided within a building structure
E2.6.2 P1 Excavation	No Acceptable Solution
E4.6.3 P1 New level crossings	No Acceptable Solution
E6.6.2 P1 Design and layout of parking areas	Does not meet Acceptable Solution A1.1
E9.6.1 P1 Development in the vicinity of a watercourse or wetland	No Acceptable Solution
E9.6.3 P1 Discharges to watercourses and wetlands	Not connected to a public stormwater system
E13.6.1 P1 Demolition	No Acceptable Solution
E13.6.11 P1 Driveways and parking	Parking not located behind any primary building

**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 Vehicle Parking - Extension of existing carpark at 2-4 Invermay Road (access off Forster Street) 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. Car Park Layout Plan, 6ty<sup>o</sup> Drawing No. P01 Rev E 19/06/2020.
- b. Bus Turning Template Plan, 6ty<sup>o</sup>, Drawing No. P02 Rev B, 19/06/2020.
- c. Car Park Surfaces Plan, 6ty<sup>o</sup>, Drawing No. P03 Rev A, 19/06/20.
- d. Building Demolition Plan, 6ty<sup>o</sup>, Drawing No. P03 Rev C, 16/06/2020.
- e. Inveresk Car Park Redevelopment - Draft Landscape Concept Plan, Lange Design, 24/02/2020 Issue C.
- f. Site Contamination and Environmental Risk Review prepared by 6ty dated 6 May 2020.

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**2. AMENDED PLANS REQUIRED**

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

- a. Road widening along the Forster Street frontage to provide for the western entrance access and accommodating the swept path of a 14.5m long bus including:
  - 2.2m wide parallel parking lane,
  - 1.5m wide eastbound bike lane,
  - 3.3m wide eastbound lane,
  - 2.5m wide eastbound right turn lane, nominally 60m long with associated traffic islands,
  - 3.3m wide westbound lane,
  - 1.5m wide westbound bike lane.

The layout to be generally in accordance with the City of Launceston drawing Forster Street - Proposed UTAS northern Inveresk carpark junction traffic management concept plan - July 2020.

- b. Works within Forster Street frontage to provide for the Eastern Entrance access including:
  - 2.2m wide parallel parking lane,
  - 1.5m wide eastbound bike lane,
  - 3.3m wide eastbound lane,
  - 2.5m wide eastbound right turn lane, nominally 60m long with associated traffic islands,
  - 3.3m wide westbound lane,
  - 1.5m wide westbound bike lane.
- c. Revised Carpark Layout plan reflecting the requirements of the Heritage Council of Tasmania decision (THC Works Ref: No. 6273) as it relates to the preservation of the integrity of the 1922 concrete Roundhouse base, rail lines and central turntable.
- d. All proposed excavation/cut and fill on the site.
- e. Location of the above ground detention storage areas.
- f. Additional/relocated footpaths which provide safe and convenient desired paths of travel.
- g. Revised Landscaping Plan reflecting the requirements of the Heritage Council of Tasmania Decision (THC Works Ref: No. 6273).
- h. Revised Lighting Proposal developed in conjunction with the Revised Landscaping Plan.
- i. Location of the proposed stormwater pumping station.
- j. All necessary layout changes required to facilitate the above.

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

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**3. LEGAL TITLE**

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

**4. HERITAGE**

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council *Notice of Heritage Decision* for THC Application No. 6273, 30/07/2020 and attached to the permit and specifically:

1. The 1922 Roundhouse base, rail lines and central turntable must be protected during the work:
  - (i) The new carparking, landscaping and line-marking must be constructed in a manner that maintains the integrity of the 1922 Roundhouse base, service pits and rail lines.
  - (ii) Repairs to the 1922 Roundhouse base must use matching material finishes, i.e., exposed quartz aggregate concrete. Contrasting infill to the Roundhouse service pits, and rail junction is acceptable.
2. The location of new tree planting and garden beds must be revised to have no impact on the integrity of the 1922 concrete Roundhouse base. Additional raised planter beds will be acceptable where required to identify new vehicle entry points. An amended landscape plan is to be prepared to the satisfaction of Heritage Tasmania's Works Manager prior to commencing that part of the work.
3. Where potentially significant archaeological features and/or deposits are revealed during excavation works:
  - (i) Work in the vicinity must stop immediately and the discovery reported to the archaeological consultant.
  - (ii) A report detailing the findings, in digital format, must be submitted to the Heritage Council within six months of the commencement of works involving ground disturbance.

**5. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2020/00707-LCC, 23/06/20209 and attached to the permit.

**6. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7:00am to 6:00pm

Saturday - 8:00am to 5:00pm

No works on Sunday or Public Holidays

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**7. AMENITY - COMMERCIAL/INDUSTRIAL USE**

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

**8. EXTERIOR AND SECURITY LIGHTING PLANNING**

Exterior Lighting and Security lighting to comply with the Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting" or any subsequent versions of the document.

**9. WASTE MATERIALS**

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

**10. DEMOLITION**

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia *Demolition Work Code of Practice* or any subsequent versions of the document;
- b. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- c. not undertake any burning of waste materials on site;
- 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

**11. CONTAMINATED LAND**

The applicant must comply with the Site Contamination and Environmental Risk Review prepared by 6ty<sup>o</sup> dated 6 May 2020 and complete all works required in the recommendations. The use and development approved must be undertaken so as to comply with all the recommendations and requirements of the Site Contamination and Environmental Risk Review.

Prior to the commencement of use, the applicant must submit to the Manager Health and Compliance for approval:

- a. a Construction Contaminant Management Plan (CCMP) must be prepared for the specific site works that will significantly excavate the site (such as trenching) to manage contaminated soil during excavation and development of the site; and
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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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- b. if contaminants are confirmed at levels assessed to pose an unacceptable risk to human health or the environment, a Remediation and Protection Plan should be developed including any remediation or protection measures needed, specific to the identified contamination, to ensure protection of both human health and the environment. The Remediation and Protection Plan must include:
- remediation goal(s),
  - remediation process(s) and methodologies,
  - plan for validating successful remediation of the site.
- c. prior to the use commencing, certification from a suitably qualified professional, that all necessary remediation required by this condition has been completed and that the site is capable of being used for its intended purpose.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Council and Environmental Protection Authority if relevant immediately upon discovery.

**12. CONSTRUCTION & ENVIRONMENT MANAGEMENT PLAN**

A detailed Construction and Environment Management Plan for the development must be submitted and approved by the General Manager Infrastructure and Assets Network prior to the commencement of any construction works, excluding the demolition and removal of the buildings and structures identified in the endorsed plans.

Particular consideration must be given to the impacts on the levee system and the potential for environmental impacts on the North Esk River as a result of construction works on the wet side of the levee and shall have regard to any written advice provided by the Launceston Flood Authority or its delegate.

**13. COMMISSIONING OF STORMWATER PUMPING STATION**

As part of the formal handover of the assets, the stormwater pumping station is to be commissioned in accordance with TasWater requirements.

**14. CARPARK CONSTRUCTION**

All non-Roundhouse carparking modules and access aisles shall be:

- a. constructed on a pavement designed for the expected traffic loading over a minimum design life of 30 years,
- b. sealed with an AC10 asphalt surface of not less than 35mm thickness,
- c. linemarked or otherwise delineated to indicate car parking spaces and access aisles.

The Roundhouse carparking and access aisles are to be provided with a durable safe surface and delineated in accordance with the requirements of the Heritage Council of Tasmania *Notice of Decision* (THC Works No. 6273).

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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All necessary guardrails, hand rails and other barriers required are to be installed as per the LGAT-IPWEA Tasmanian Standard Drawings and where located on, or impacting on, the Roundhouse carparking shall be in accordance with the requirements of the Heritage Council of Tasmania *Notice of Decision* (THC Works No. 6273).

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

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site.

The proposed development of the site should limit the maximum discharge rate and the volume of stormwater discharged from the site to the TasWater infrastructure in Forster Street to pre-development rates for the range of rainfall events up to and including the 100 year event.

The detail design of the stormwater system within the site will require approval by TasWater and is to generally conform with the performance described in Option B in the Stormwater Management Report, endorsed as part of the permit.

Prior to the commencement of works, the plans and calculations must be submitted to the General Manager Infrastructure and Assets Network for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

**16. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with the repair of 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. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. 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.

**17. 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.

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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

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

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

**18. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS**

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

**19. 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.

**20. PROTECTION OF PIPELINES (FORSTER STREET)**

The existing underground Council pipes are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe.
  - b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe.
  - c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
  - d. manholes or inspection openings are not to be covered and must remain accessible at all times.
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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

**21. PROTECTION OF COUNCIL OWNED LAND (BALANCE OF INVERESK SITE)**

The Council owned land outside of the leased area is to be protected from damage during the construction works by ensuring that:

- a. prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Council owned land and the subject site (the leased area) where the fence is to be located adjacent to the levee, the fence is to be no closer than 1m to the top of the levee.
- b. no building material, stockpiles, skip bins or machinery are to be stored on the Council owned land.
- c. no excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of Council to maintain, the Council owned land.
- d. no access to the subject site is permitted via the Council owned land without express written consent from the General Manager Infrastructure and Assets Network.
- e. where, in exceptional circumstances, permission is granted to access subject site via the Council owned land, any and all damage caused to the Council owned land is to be remediated within the timeframe specified in the written consent to access.

**22. SUBMISSION AND APPROVAL OF PLANS**

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager Infrastructure and Assets Network for approval. Such plans and specifications must:

- a. include all infrastructure works required by the permit or shown in the endorsed plans and specifications.
  - b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
  - c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
  - d. be accompanied by:
    - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
    - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.
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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**23. CONSTRUCTION OF WORKS**

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager Infrastructure and Assets Network. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

**a. Stormwater System**

- i. Provision of a drainage system comprising above and below ground components complete with all necessary manholes and fully grated pits.
- ii. Above ground detention storage areas are to be designed to have a maximum ponding depth of 150mm.
- iii. Provision of a gross pollutant trap, or alternative TasWater approved treatment to remove litter, gross pollutants and sediment from the system, prior to discharge to the TasWater combined drainage network in the case of 'first flush discharge' and prior to any inflow to the pumping station for discharge to the North Esk River.

**b. Stormwater Pumping Station**

- i. Construction of a stormwater pumping station designed in accordance with TasWater requirements for Sewage Pump Stations, as considered relevant for stormwater pump stations, unless otherwise approved by the City of Launceston and TasWater. (Tech Standards - <https://www.taswater.com.au/Development/Technical-Standards>).
- ii. Generally in accordance with Option B - Surplus Pumping as outlined in the submitted Inveresk Stormwater Management Plan, but with maintenance flows/pumping in smaller rain events (from 1 ARI) to ensure pump remains functional and tested.
- iii. Associated rising main.

**c. Levee Penetration and Stormwater Outfall to North Esk River**

- i. The penetration of the Invermay levee for the stormwater rising main shall be located no further north than Chainage 1600 as indicated by the onsite chainage markers (X: 511,857.68865, Y: 5,414,305.03215, GDA94 MGA Zone 55).
  - ii. The penetration shall be subject to the construction requirements of the Launceston Flood Authority but generally contained in the top 600mm of the earthen levee and designed to minimise loading applied to the levee.
  - iii. Rising main discharge pit located on the 'wet side' of the levee to facilitate gravity discharge to the river complete with all necessary supporting structures.
  - iv. All necessary scour protection to prevent erosion of the levee and river edge arising from the discharge.
  - v. All material used to seal the penetration and backfill the trench is subject to the approval of the Launceston Flood Authority or their delegate.
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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**d. Works in Forster Street Road Reserve**

i. Pavement widening along the Forster Street frontage to provide for the new Western Entrance access and accommodate the swept path of a 14.5m long bus including:

- 2.2m wide parallel parking lane,
- 1.5m wide eastbound bike lane,
- 3.3m wide eastbound lane,
- 2.5m wide eastbound right turn lane, nominally 60m long with associated traffic islands,
- 3.3m wide westbound lane,
- 1.5m wide westbound bike lane.

The layout to be generally in accordance with the City of Launceston drawing *Forster Street - Proposed UTAS Northern Inveresk Carpark Junction Traffic Management Concept Plan July 2020*.

ii. Works in Forster Street to provide for the new eastern entrance access including:

- 2.2m wide parallel parking lane,
- 3.3m wide eastbound lane,
- 2.5m wide eastbound right turn lane, nominally 14m long with associated traffic islands,
- 3.3m wide westbound lane.

iii. Provision of new KC type kerb and channel along the Forster Street frontage of the site where the kerb is realigned.

iv. Provision of a 1500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps at the entrance points.

v. Kerb ramps at the main (western) entrance shall be designed to provide for bicycle access from Forster Street onto the footpath allowing access to the carparking site

vi. All necessary line marking, signage and other traffic control devices.

vii. Changes to overhead power infrastructure required to facilitate the works described above.

**e. Carpark Entrance and Ticketing Infrastructure**

i. Provision of all necessary boom gate infrastructure including fences or other works to prevent vehicular access to the site other than via the approved entrances, including but not limited to barriers along the central island of the carpark entrance.

ii. Provision of a minimum of two conveniently located Pay Stations.

iii. Provision of all necessary signage at the entrances to advise drivers of the numbers of available parking spaces, which is visible from Forster Street.

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**f. Bus Shelter and Associated Furniture**

- i. Provision of a DDA compliant bus shelter of a style consistent with the existing shelter located outside the QVMAG Museum entrance, including provision for wheel chairs.
- ii. Provision of waste and recycling bins located adjacent to the bus shelter and at the Pay Stations.

**g. Electricity, Communications and Other Utilities**

- i. Provision of a dedicated underground reticulated electricity system capable of serving the entrance and ticketing infrastructure, boom gates and signage, lighting and dynamic signage, the stormwater pumping station, the electric vehicle charging stations and any other system to be installed within the carpark.
- ii. Provision of an underground telecommunications system between the carpark and Council's existing communications network to facilitate intercom, *Tap and Go*, CCTV and WiFi capability.
- iii. Provision of CCTV cameras located to provide coverage of the entrances/exits, pay stations, bus shelter.

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

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

**24. CONSTRUCTION DOCUMENTATION**

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

- a. An "as constructed" plan in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure and Assets Network.
  - b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
  - c. Compaction and soil test results for all earthworks or pavement works.
  - d. Operation and maintenance manuals for all non-standard and/or specialist items (pump station, gross pollutant trap and entrance and ticketing infrastructure).
  - e. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.
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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**25. COMPLETION OF WORKS**

All works must be carried out to Council standards and to the satisfaction of the General Manager Infrastructure and Assets Network and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to the Council's standards will be required prior to issue of the Certificate of Practical Completion.

**26. AS CONSTRUCTED PLANS**

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

**Notes****A. General**

*This permit was issued based on the proposal documents submitted for (DA0241/2020). 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.*

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**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) <<http://www.rmpat.tas.gov.au>>*

**D. Permit Commencement**

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

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In accordance with the Council's policy the assessment of this Development Application was outsourced to an independent consultant Town Planner as it relates to development on Council owned land.

**REPORT:****1. THE PROPOSAL**

The proposal is submitted by Planning Tasmania Pty Ltd trading as Ireneinc Planning and Urban Design on behalf of the University of Tasmania (UTAS) to extend the existing carpark in the northern sector of the Inveresk Precinct providing a total of 852 car parking spaces, as part of the overall development of the Inveresk Campus.

The carpark is bound to the north by Forster Street, to the east by the flood levee, which protects the whole of the precinct from North Esk River overflows, to the west by sporting grounds and to the south by the central pedestrian spine that leads to the university campus and Queen Victoria Museum and Art Gallery (QVMAG).

The car park facility will be accessed directly from Forster Street.

This use and development aligns with the Urban Design Framework (UDF) developed for the Inveresk Precinct and is part of the Northern Transformation Masterplan.

There are six structures on the site which will be demolished as part of the site's redevelopment together with the development of extensive hardstand works and the integration of pedestrian paths, landscaping, public lighting, stormwater management including a pump station, and electric vehicle charging stations.

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## **9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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More specifically the proposal includes 17,000m<sup>2</sup> of new pavement; 3,050m of new kerbing; 410m<sup>2</sup> of new footpath; 4800m<sup>2</sup> of landscaping and the planting of 158 advanced shade trees.

Whilst a key element in the University's development within the Inveresk precinct, the new facilities will allow broader public parking in particular for events held at UTAS Stadium, as well as for those attending the UTAS.

The site is currently used as a public car park and by the Royal National Agricultural and Pastoral Society associated with the Royal Launceston Show and hosts the Esk Market.

## **2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site comprises relatively low lying land between Invermay Road, Forster Street, and the North Esk River and is within the Inveresk/Invermay Flood Inundation Area. The site of the development is the northern most section of the Inveresk precinct.

The area consists of open space interspersed with landscaped gardens and buildings serving residential, educational, recreational, and cultural uses.

The site houses the UTAS Stadium and Inveresk Campus, QVMAG buildings, Invermay Bowls and Community Club, Elizabeth Gardens, the Inveresk Railway Turntable and Roundhouse and the Launceston Big Picture School. The site also houses three heritage places listed with the Tasmanian Heritage Register, including the York Park Entrance Gates, the Invermay Park Northern Stand and the Launceston Railway Station complex.

Within the footprint of the redevelopment there are a number of outbuilding structures, including the Roundhouse Pavilion and the relocated locomotive shed.

Residential development is located opposite the subject site on the northern side of Forster Street, flanked by light industrial development within the Churchill Park Drive precinct.

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9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

35.0 Particular Purpose Zone 4 - Inveresk

<p>35.1.1 Zone Purpose Statements</p> <p>35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.</p> <p>35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.</p> <p>35.1.1.3 To locate use and development appropriately within the precincts of the zone.</p>
<p><b>Consistent</b></p> <p>The development will provide parking for use associated with the UTAS and for general public purposes. The additional parking facilities will augment the existing uses within the precinct.</p>
<p><b>Local Area Objectives</b></p> <p>The area contains 4 local area precincts as shown on Figure 35.1.2 to this zone.</p> <p><i>Open space precinct</i></p> <p>To provide an open space and recreational use area linking the existing York Park and Invermay Park to the North Esk River. The area is to be retained as an area for public use and for events ranging from an agricultural show, outdoor exhibitions and displays, open air markets and general recreational activities.</p> <p><i>Cultural and public purpose precinct</i></p> <p>To ensure re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the UTAS and the QVMAG. Buildings are to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.</p> <p><i>Recreational and leisure precinct</i></p> <p>To provide a range of sporting and recreational facilities including UTAS Stadium and Invermay Park.</p> <p><i>Residential and commercial precinct</i></p> <p>To provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts. To provide for the development of residential uses associated with and supporting the educational activities within the zone.</p>
<p><b>Consistent with the objectives of the open space precinct</b></p> <p>The provision of vehicle parking will provide improved facilities for those attending the University and the public, facilitating use for public events and recreation in accordance with the objectives of the precinct. The Open Space Precinct presently provides both formal and informal parking which serves the functions within the precinct and more broadly for parking by commuters. The site will retain an open space appearance</p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

functioning as it does at present, but with improved facilities and amenities. The site will retain a level of flexibility which will facilitate public gatherings/events when the demand for carparking associated with the UTAS is reduced.

**Desired Future Character Statements**  
 There are no desired future character statements

**35.3 Use Standards**

**35.3.1 Hours of operation**

Objective:  
 To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses

A1 Commercial vehicles must only operate between 6.00am and 10.00pm.

P1 Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:  
 (a) the extent and timing of traffic generation;  
 (b) the hours of delivery and dispatch of goods and materials; and  
 (c) the existing levels of amenity.

**Not Applicable**  
 Vehicle parking is not a nominated use within Table 35.3 to this provision.

**35.3.2 Noise levels**

Objective:  
 To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

A1 Noise generated by a use on the site must:  
 (a) not exceed a time average A-weighted sound pressure level (L<sub>aeq</sub>) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or  
 (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

P1 Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:  
 (a) the nature and intensity of the use;  
 (b) the characteristics of the noise emitted;  
 (c) the topography of the site;  
 (d) the separation between the noise emission and the sensitive use;  
 (e) the degree of screening between the noise source and adjoining sensitive uses; and  
 (f) the characteristics of the surrounding area.

**Not applicable**  
 The provision applies only to uses specified within Table 35.3; the provision does not apply to the vehicle parking use.

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

**35.4 Development Standards**

**35.4.1 Building height**

Objective: To ensure that development on the site is compatible with the character of the local area precinct.
A1 No acceptable solutions.
P1 The height of buildings must be compatible with surrounding development, having regard to: (a) consistency with the local area objectives; (b) the topography of the site; (c) the height of buildings on the site, adjoining lots and adjacent lots; (d) the bulk and form of existing and proposed buildings; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places.
<b>Not applicable</b> There are no buildings proposed as part of the development.

**35.4.2 Location of car parking**

Objective: To ensure that car parking is compatible with the character of the local area precinct.
A1 Car parking must be located within the building structure.
P1 Car parking must be located to minimise its visibility, having regard to: (a) the character of the local area precinct; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) any measures to screen parking; and (e) any landscaping proposed.
<b>Complies with P1</b> (a) The character of the area will not be impacted by the proposed car park redevelopment. The open space precinct is characterised by structures such as the flood protection levee, bike and walking pathways and associated infrastructure. The open space character of the area will be retained and arguably enhanced with the removal of existing structures as part of the redevelopment. Significant landscaping and the formal introduction of linking paths will improve amenity within the precinct. (b) The location of the carpark expands the existing facility and consolidates the important infrastructure within the site. (c) The redevelopment of the carpark, the provision of associated line marking and direction signage will formalise the existing situation and provide additional safety for users and pedestrians. (d) and (e) Screen planting along Forster Street and within the site will soften the appearance of the development and improve the general amenity.

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

35.4.3 Active ground floors

Objective:

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

**Not applicable**

There are no buildings proposed as part of the development.

35.4.4 Lot size and dimensions

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

**Not applicable**

Subdivision is not proposed as part of the development.

35.4.5 Frontage and access

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

**Not applicable:**

Subdivision does not form part of the application.

35.4.6 Discharge of stormwater

Objective:

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

**Not applicable**

Subdivision is not part of the development.

35.4.7 Water and sewerage services

Objective:

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

**Not applicable:**

Subdivision is not part of the development

**E2.0 Potentially Contaminated Land Code**

E2.1 The purpose of this provision is to:

- (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

**Consistent**

The application includes a Site Contamination and Environmental Risk Review prepared by 6ty<sup>o</sup> referencing previous detailed analysis and environmental audits and Health and Risk Assessments undertaken in 1992 and 1993. The result of these analyses concluded that whilst contamination was present, the site development proposed will not



**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

be a risk to human health or the environment. The report recommends that a construction management plan be prepared for the specific site works that will significantly excavate the site (trenching) so as to identify and manage hazards from buried debris discovered during the excavation process.

**E2.5 Use Standards**

<p>Objective: To ensure that potentially contaminated land is suitable for the intended use.</p>
<p><b>Consistent</b> The recommendations of the site contamination report will ensure the land is suitable for the intended use.</p>
<p>A1 The Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.</p>
<p>P1 Land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.</p>
<p><b>Complies with P1(b)</b> The application includes a Site Contamination and Environmental Risk Review prepared by 6ty<sup>o</sup> referencing previous detailed analysis and environmental audits and Health and Risk Assessments undertaken in 1992 and 1993. The result of these analyses concluded that whilst contamination was present, the site development proposed will not be a risk to human health or the environment. The report recommends that a construction management plan be prepared for the specific site works that will significantly excavate the site (trenching) so as to identify and manage hazards from buried debris discovered during the excavation process.</p>

**E2.6 Development Standards**

**E2.6.1 Subdivision**

<p>Objective: To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.</p>
<p><b>Not applicable</b> Subdivision does not form part of this proposal.</p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

**E2.6.2 Excavation**

Objective: To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.
A1 No acceptable solution.
P1 Excavation does not adversely impact on health and the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before excavation commences; and (iii) a statement that the excavation does not adversely impact on human health or the environment.
<b>Complies with P1(b)</b> The application includes a Site Contamination and Environmental Risk Review prepared by 6ty <sup>o</sup> referencing previous detailed analysis and environmental audits and Health and Risk Assessments undertaken in 1992 and 1993. The result of these analyses concluded that whilst contamination was present, the site development proposed will not be a risk to human health or the environment. The report recommends that a construction management plan be prepared for the specific site works that will significantly excavate the site (trenching) so as to identify and manage hazards from buried debris discovered during the excavation process.

**E4.0 Road and Railway Assets Code**

E4.1 The purpose of this provision is to: (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.
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**E4.5 Use Standards**

E4.5.1 Existing road accesses and junctions
Objective: To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.
<b>Consistent</b> The TIA submitted with the development demonstrates general compliance with the Code.
A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.

9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)

<p><b>Not applicable refer P3</b></p> <p>A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>
<p><b>Not Applicable refer P3</b></p> <p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p>P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature and efficiency of the access or the junction;</li> <li>(d) the nature and category of the road;</li> <li>(e) the speed limit and traffic flow of the road;</li> <li>(f) any alternative access to a road;</li> <li>(g) the need for the use;</li> <li>(h) any traffic impact assessment; and</li> <li>(i) any written advice received from the road authority.</li> </ul>
<p><b>Complies with P3</b></p> <p>The application includes a Traffic Impact Assessment, which concludes that Forster Street is capable of accommodating the additional and eventual traffic flows from the full development of the new parking facility.</p> <ul style="list-style-type: none"> <li>(a) The existing traffic generation of the site is not quantified, but based on the low usage rates of the car park is reasonably assumed to be low. Traffic generation from the development is approximately 4,277 vehicles per day across the access points. This equates to 602 and 475 vehicles for the am and pm peaks respectively.</li> <li>(b) Traffic using the car park will be predominantly students, staff and commuters which the TIA states will be generally consistent with commercial traffic currently using accesses in Forster Street.</li> <li>(c) Whilst the TIA comments that the site's access will cater for peak traffic generation, a permit condition is proposed to provide that the proposed right turn treatment be designed in accordance with the concept drawings prepared for Forster Street to ensure adequate road width and appropriate turning treatments accessing the site.</li> <li>(d) Forster Street is a minor Collector road servicing residential and commercial properties. The TIA concludes that the road is suitable for the type of traffic related to the proposed development.</li> <li>(e) The General Urban Speed limit of 50km/h applies to Forster Street.</li> <li>(f) There is no alternative access being considered for the development.</li> <li>(g) The proposed car park is integral to the University relocation.</li> <li>(h) The submission provides the findings of the TIA.</li> </ul>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

(i) The site access design has been amended and will be subject to a condition of consent in accordance with Council's design requirements for the road.
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**E4.5.2 Existing level crossings**

Objective: To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.
<b>Not applicable</b>
A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.

**E4.6 Development Standards**

**E4.6.1 Development adjacent to roads and railways**

Objective: To ensure that development adjacent to category 1 or category 2 roads or the rail network: (a) ensures the safe and efficient operation of roads and the rail network; (b) allows for future road and rail widening, realignment and upgrading; and (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.
<b>Not applicable</b>

**E4.6.2 Road accesses and junctions**

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

**E4.6.3 New level crossings**

Objective: To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.
<b>Not applicable</b>

**E4.6.4 Sight distance at accesses, junctions and level crossings**

Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.
<b>Consistent:</b> The TIA demonstrates compliance with the standard.
A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

<p>in Table E4.6.4; and                  (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>
<p><b>Complies with A1</b>                  The TIA demonstrates that the available site distance exceeds the minimum SISD requirements in Table E4.6.4 on the basis that the general urban speed limit (50km/h) measured as the 85<sup>th</sup> percentile speed is assumed.</p>

**E6.0 Parking and Sustainable Transport Code**

<p>E6.1 The purpose of this provision is to:                  (a) ensure that an appropriate level of parking facilities are provided to service use and development;                  (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;                  (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;                  (d) ensure that parking does not adversely impact on the amenity of a locality;                  (e) ensure that parking spaces and accesses meet appropriate standards; and                  (f) provide for the implementation of parking precinct plans.</p>
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**E6.5 Use Standards**

**E6.5.1 Car parking numbers**

<p>Objective:                  To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p><b>Not applicable</b>                  Vehicle parking has no set requirement specified in Table E6.1.</p>

**E6.5.2 Bicycle parking numbers**

<p>Objective:                  To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>
<p><b>Not applicable</b>                  The vehicle parking has no set bicycle parking numbers specified in Table E6.1.</p>

**E6.5.3 Taxi spaces**

<p>Objective:                  To ensure that access for taxis is provided to meet the needs of the use.</p>
<p><b>Comment:</b>                  Taxi spaces requirements are not called up by the clause to the Code, given that table E6.1 does not require more that 50 car spaces. Notwithstanding, demand for taxi services at this location is unlikely.</p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

E6.5.4 Motorcycle parking

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
<b>Comment</b> Again, motor cycle parking is not called up by the Code. Table E6.1 does not require more than 20 car spaces.

E6.5.5 Loading bays

Objective: To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.
<b>Comment</b> Loading bays are not called up by the use noting that these are provided elsewhere on the site.

**E6.6 Development Standards**

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
A1 All parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> <li>(a) have a gradient of 10% or less;</li> <li>(b) be formed and paved;</li> <li>(c) be drained to the public stormwater system, or contain stormwater on the site;</li> <li>(d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and</li> <li>(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</li> </ul>
<b>Complies with A1</b> Vehicle parking areas have a gradient less than 10%; will be formed and paved; drained to a stormwater outlet approved by Council; provided with all weather impervious seal; line marked.

E6.6.2 Design and layout of parking areas

Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.
A1.1 Car parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> <li>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</li> <li>(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;</li> <li>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</li> <li>(d) have a combined access and manoeuvring width adjacent to parking spaces not</li> </ul>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

<p>less than the requirements in Table E6.3 where there are three or more car parking spaces; and</p> <p>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</p> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) the nature and use of the development;</p> <p>(e) the expected number and type of vehicles;</p> <p>(f) the nature of traffic in the surrounding area; and</p> <p>(g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</p>
<p><b>Complies with P1</b></p> <p>All car parking is to be designed in accordance with AS2890.1 and the requirements of Council as conditioned.</p>

**E6.6.3 Pedestrian access**

<p>Objective:</p> <p>To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p>A1.1 Uses that require 10 or more parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.</p>
<p><b>Requires assessment against the performance criteria.</b></p>
<p>P1 Safe pedestrian access must be provided within car parks, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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

**Complies with P1**

Pedestrian linkages and pathways are to be designed and provided in accordance with Council requirements and as conditioned. The pathway network will be designed to provide for safety and convenience in the provision of access between key areas within the precinct.

**E6.6.4 Loading bays**

**Objective:**

To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

**Not applicable**

Access for commercial vehicles is not proposed for the development as these facilities are provided elsewhere on site to meet the relevant use demand.

**E6.6.5 Bicycle facilities**

**Objective:**

To ensure that cyclists are provided with adequate facilities.

**Not applicable**

There are no requirements for end of trip facilities associated with this use and development specified in Table E6.1.

**E6.6.6 Bicycle parking and storage facilities**

**Objective:**

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

**Not applicable**

There are no requirements for storage facilities associated with this use and development specified in Table E6.1

**E9.0 Water Quality Code**

**E9.1 The purpose of this provision is to:**

- (a) manage adverse impacts on wetlands and watercourses.



**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

**E9.6 Development Standards**

**E9.6.1 Development in the vicinity of a watercourses and wetlands**

Objective: To protect watercourses and wetlands from the effects of development and minimise the potential for water quality degradation.
<b>Consistent:</b> The proposal provides a report addressing drainage/stormwater issues relative to the potential for impact upon the river.
A1 No acceptable solutions.
P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to: (a) the topography of the site; (b) the potential for erosion; (c) the potential for siltation and sedimentation; (d) the risk of flood; (e) the impact of the removal of vegetation on hydrology; (f) the natural values of the vegetation and the land; (g) the scale of the development; (h) the method of works, including vegetation removal, and the machinery used; (i) any measures to mitigate impacts; (j) any remediation measures proposed; (k) any soil and water management plan; and (l) the requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual.
<b>Complies with P1.</b> The stormwater management report demonstrates that the development will not unreasonably impact the water quality of the river having regard to paragraphs (a) to (l). In particular the development will incorporate on site detention, and soil and water management plan to minimise potential soil erosion from the site during construction activity. The development is also appropriately conditioned for this purpose.

**E9.6.2 Development of watercourses and wetlands**

Objective: To protect watercourses and wetlands from the effects of development and minimise water quality degradation.
<b>Not applicable</b> There is no development proposed within the watercourse.

**E9.6.3 Discharges to watercourses and wetlands**

Objective: To manage discharges to watercourses and wetlands so as not unreasonably impact the water quality.
<b>Consistent</b> The proposal provides a report addressing drainage/stormwater issues relative to the

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

<p>potential for impact upon the river.</p>
<p>A1 All stormwater discharge must be:</p> <ul style="list-style-type: none"> <li>(a) connected to the public stormwater system; or</li> <li>(b) diverted to an on-site system that contains stormwater within the site.</li> </ul>
<p>P1 Stormwater discharges must not unreasonably impact on the water quality of watercourses or wetlands, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics, volume and flow rates of the discharge;</li> <li>(b) the characteristics of the receiving waters;</li> <li>(c) the potential for erosion;</li> <li>(d) the potential for siltation and sedimentation;</li> <li>(e) the impact on hydrology;</li> <li>(f) any measures to mitigate impacts; and</li> <li>(g) any soil and water management plan.</li> </ul>
<p><b>Complies with P1</b></p> <p>The stormwater analysis concludes that flows from the site is limited to a maximum of 40 litres per second for approximately 30 minutes. The potential for erosion in the North Esk River as a result of stormwater discharge is considered to be minimal, as to the risk of silt or sediment reaching the river. The flows from the development site are calculated by the report to be minor and infrequent with no impact upon the hydrology of the North Esk River. A soil and water management plan will be required for construction activity.</p>
<p>A2.1 No new point source pollution discharging directly into a watercourse or wetland. A2.2 For existing point source pollution discharges into a watercourse or wetland, there is no more than a 10% increase in the volume or characteristics of the discharge that existed at the effective date.</p>
<p><b>Complies with A2.1 and A2.2</b></p> <p>No new point discharge to the river is required, and there will be no more than the 10% increase in the volume or characteristics of the discharge.</p>

**E13.0 Local Historic Cultural Heritage Code**

<p>E13.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> <li>(a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;</li> <li>(b) encourage and facilitate the continued use of these places;</li> <li>(c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and</li> <li>(d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.</li> </ul>
<p><b>Consistent</b></p> <p>The proposed development will not impact the cultural heritage significance of the place, as these elements will be preserved to ensure this outcome relating to the Roundhouse base, rail lines and central turntable. The proposal is accompanied by a Conservation Management Plan.</p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

**E13.5 Use Standards**

There are no use standards in this Code.
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**E13.6 Development Standards**

**E13.6.1 Demolition**

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.
A1 No acceptable solution.
P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; (d) the streetscape or setting in which the building or structure is located; (e) the cultural heritage values of the local heritage place; (f) the need for the development; (g) any options to reduce or mitigate deterioration; (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and (i) any overriding economic considerations.
<b>Complies with P1</b> The <i>Conservation Management Plan 2018</i> prepared by Paul Davies concludes that the development as proposed can occur subject to the conservation and integration of the heritage sites into an overall concept for that site. This requirement is reinforced by the decision of the Tasmanian Heritage Council which forms a permit condition to this development.  The development application provides an analysis of the structures proposed for demolition in reference to which the locomotive shed is identified as having an historical association with the site. The application refers to the recommendation from Austral that the building may be relocated elsewhere on the Inveresk site for interpretation.

**E13.6.2 Maintenance and repair**

Objective: To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.
A1 New materials and finishes match or are similar to the materials and finishes that are being replaced.
P1 No performance criteria.

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

E13.6.3 Lot size and dimensions and frontage

Objective:  
To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.

**Not applicable**  
Subdivision is not proposed as part of the application.

E13.6.4 Site coverage

Objective:  
To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.

**Not applicable**  
The definition of *site coverage* refers to roofed buildings which do not form part of the application.

E13.6.5 Height and bulk of buildings

Objective:  
To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

**Not applicable**  
Buildings do not form a part of the development.

E13.6.6 Site of buildings and structure

Objective:  
To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

**Not applicable**  
Buildings do not form part of the application.

E13.6.7 Fences

Objective:  
To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.

**Not applicable**  
New fences do not form part of the application.

E13.6.8 Roof form and materials

Objective:  
To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

**Not applicable**  
Buildings and structures are not part of the application.

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

E13.6.9 Wall materials

Objective:

To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

**Not applicable**

Buildings and structures do not form part of the application.

E13.6.10 Outbuildings and structures

Objective:

To ensure that the siting of outbuildings and structures are compatible with the historic heritage significance of local heritage places and their settings.

**Not applicable**

Neither outbuildings nor structures form part of the application.

E13.6.11 Driveways and parking

Objective:

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

A1 Car parking areas for non-residential purposes must be located behind the primary buildings on the site.

P1 Driveways and car parking areas for non-residential purposes must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the loss of any building fabric;
- (c) the removal of gardens or vegetated areas;
- (d) parking availability in the surrounding area;
- (e) vehicle and pedestrian traffic safety; and
- (f) the streetscape.

**Complies with P1**

The Conservation Management Plan prepared by Paul Davies suggests that car parking is suitable towards the northern end of the site and whilst recognising the significance of the roundhouse and turntable, concludes there to be sufficient space around these elements to allow the consideration of future development.

Gardens and vegetated areas will not be removed as part of the development, but significant plantings are proposed. The consolidation of parking at the northern end of the precinct avoiding prejudice to the site's heritage elements facilitates a structured approach to supporting service facilities for the Inveresk site.

E13.6.12 Tree and vegetation removal

Objective:

To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

settings.
<b>Not applicable</b> The proposal does not involve the removal of trees or vegetation.

E13.6.13 Signage

Objective: To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.
<b>Not applicable</b> There are no signs proposed as part of the development.

**E16.0 Invermay/Inveresk Flood Inundation Area Code**

E16.1 The purpose of this provision is to: (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area; (b) ensure that new development is sited and designed to minimise the impact of flooding; and (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.
<b>Not applicable</b> Habitable buildings are not proposed with this application, and the development is exempt from the Code.

**4. REFERRALS**

REFERRAL	COMMENTS
	<b>INTERNAL</b>
Infrastructure and Assets Network	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.

9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)

REFERRAL	COMMENTS
	<b>EXTERNAL</b>
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA TWDA 2020/00707-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	Application referred to Tasmanian Heritage Council and conditional consent provided to Planning Authority THC Works Ref No. 6273 30/07/2020.
Crown Land	N/A
TasRail	Email advice received 11/08/2020.
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was readvertised for a 14 day period from 8 August to 24 August 2020. Eight 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 have been electronically distributed.

<p><b>Issue 1:</b>  <b>Development application description</b>  <b>Concern that the description of the use is erroneous and that the application led to some confusion relative to work proposed, specifically demolition of structures.</b></p>
<p><i>Response 1:</i>  <i>The proposal is for the development of car parking at the site and the application describes the works proposed identifying those structures to be demolished.</i></p>
<p><b>Issue 2:</b>  <b>Traffic and Parking Invermay</b>  <b>The issue of traffic congestion and parking is of significant concern with the consequent impact upon residents in the area. The issue should be resolved before additional development results in further deterioration in the performance of the network.</b></p>
<p><i>Response 2:</i>  <i>The application will provide needed additional parking facilities for use both by the wider public and those attending the University. The TIA submitted with the application demonstrates that the network has capacity to manage the increase in traffic into the area without significant impact to the amenity of residents or the networks performance.</i></p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

<p><i>This is also the case with the Invermay Road Forster Street junction the SIDRA analysis of which determined that the overall performance of the intersection is good.</i></p>
<p><b>Issue 2.1:</b>  <b>Traffic Management - Additional Traffic</b>  <b>Concern is raised relative to the management of traffic and the behaviour of drivers within the Invermay locality as this impacts local residents. In particular the effect of traffic movements upon residents of Bedford Street with for example 'rat running' to Holbrook Street.</b></p>
<p><i>Response 2.1:</i>  <i>The proposed development will encourage the use of Invermay Road and Forster Street to access parking within the precinct, thus reducing the potential for traffic conflict. The issue of the broader management of traffic within Invermay and the introduction of design solutions is ongoing as part of the Council's overall traffic management strategy.</i></p>
<p><b>Issue 2.2:</b>  <b>Community Consultation - Traffic</b>  <b>Concern that community consultation relative to traffic management has been ineffective with limited opportunity for community input relative to proposed solutions.</b></p>
<p><i>Response 2.2:</i>  <i>The proposed development has been assessed in terms of traffic performance and capacity of the network. Whilst design requirements for access to the site turning from Forster Street form conditions to the permit, the TIA concludes that traffic generated by the development can be managed within the network. In terms of the present application, the public exhibition of the application and its supporting documentation provides the opportunity for community input to the assessment process.</i></p>
<p><b>Issue 3:</b>  <b>Demolition - Heritage Concerns</b>  <b>Concern that demolition will include heritage listed buildings.</b></p>
<p><i>Response 3:</i>  <i>The development application confirms that no building of heritage significance is to be demolished. In reference to the Locomotive shed, whilst having an historical relationship with the site, it has been suggested that this building be recognized as part of the precinct's interpretation.</i></p>
<p><b>Issue 4:</b>  <b>Unsustainable Development</b>  <b>Concern that given issues impacting the site, in particular flood risk, that the development is unsustainable and therefore should not be approved.</b></p>
<p><i>Response 4:</i>  <i>The issue of flood risk and potential seismic activity affecting the Inveresk precinct has been the subject of detailed review and ongoing analysis. Also, the development of a carpark associated with the use of the site is exempt under the Code as it is not a 'habitable building'.</i></p>



9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)

<p><b>Issue 5:</b>  <b>Precinct Purpose</b>  <b>The development of a carpark within the precinct is seen as contrary to the intent of the Open space precinct.</b></p>
<p><i>Response 5:</i>  <i>The intent of the precinct is to provide open space for recreation and associated activities, with the site being retained for public use. The development of a formalised and managed carpark to service the precinct is clearly important in the support of activities within the precinct. Legitimately the application can go forward and is permitted by the planning scheme.</i></p>
<p><b>Issue 6:</b>  <b>Land Transfer From the Commonwealth</b>  <b>The proposed development is not in accordance with the principles of the original land transfer.</b></p>
<p><i>Response 6:</i>  <i>The issue, whilst of historical record, has no bearing upon consideration of the application, which is contemplated by the planning scheme as a part of the redevelopment of the site. The application will not prejudice public recreation within the precinct, but rather provide benefit to users.</i></p>
<p><b>Issue 7:</b>  <b>Leased Areas - Matters Before RMPAT</b>  <b>The application is not legitimate given the existence of long term lease arrangements and consequent use of the site.</b></p>
<p><i>Response 7:</i>  <i>The issue of rights to use under lease agreement is not a matter within the terms of planning consideration. These are matters which are the subject of separate legislation and do not impact the development application which is assessed on the basis of the planning scheme provisions and the umbrella of the Land Use Planning and Approvals Act. As owner of the site, the Council has granted its consent to the making of the application.</i></p>
<p><b>Issue 8:</b>  <b>Conservation Management Plan (CMP)</b>  <b>The issue raised is one of public input to the CMP.</b></p>
<p><i>Response 8:</i>  <i>The development of the CMP is not a matter relevant to consideration of the development application.</i></p>
<p><b>Issue 9:</b>  <b>Development Site Departs From the Initial Plan</b></p>
<p><i>Response 9:</i>  <i>The planning scheme provides for vehicle parking as a part of, and integral to, the precinct's function. The site within the precinct will add value and support ongoing development together with its broader use by the community.</i></p>

**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**6. CONCLUSION**

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

**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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**9.1 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park ...(Cont'd)**

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**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 - 2-4 Invermay Road, Invermay (*electronically distributed*)
  2. Plans to be Endorsed - 2-4 Invermay Road, Invermay (*electronically distributed*)
  3. (a) Application Documents -2-4 Invermay Road, Invermay (*electronically distributed*)  
(b) Statement of Historical Archaeological Potential -2-4 Invermay Road, Invermay (*electronically distributed*)  
(c) Inveresk Precinct Conservation Management Plan -2-4 Invermay Road, Invermay (*electronically distributed*)  
(d) Site Contamination and Environmental Risk Review -2-4 Invermay Road, Invermay (*electronically distributed*)  
(e) Inveresk Car Park Traffic Impact Assessment - May 2020 -2-4 Invermay Road, Invermay (*electronically distributed*)
  4. TasWater SPAN - 2-4 Invermay Road, Invermay (*electronically distributed*)
  5. Tasmanian Heritage Council - Notice of Heritage Decision - 2-4 Invermay Road, Invermay (*electronically distributed*)
  6. Representations - 2-4 Invermay Road, Invermay (*electronically distributed*)
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**10 ANNOUNCEMENTS BY THE MAYOR**

**10.1 Mayor's Announcements**

**FILE NO:** SF2375

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**Friday 21 August 2020**

- Attended the opening of Vinnies Community Hub
- Attended the Tasmanian Hemp Association Annual Dinner

**Saturday 29 August 2020**

- Attended City Park Radio's Annual General Meeting
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**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.)*

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

**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.)*

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## 13 COMMITTEE REPORTS

### 13.1 Pedestrian and Bike Committee Meetings - 4 June and 30 July 2020

**FILE NO:** SF0618

**AUTHOR:** Cathy Williams (Infrastructure and Engineering Officer)

**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

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#### **DECISION STATEMENT:**

To receive and consider reports from the Pedestrian and Bike Committee Meetings held on 4 June and 30 July 2020.

#### **RECOMMENDATION:**

That Council receives the reports from the Pedestrian and Bike Committee Meetings held on 4 June and 30 July 2020.

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#### **REPORT:**

The Pedestrian and Bike Committee, at its Meeting held on 4 June 2020:

- endorsed the Notice of Motion by Councillor Alan Harris to form a Transport Committee which was presented at the Council Meeting held on 11 June 2020.
- noted the significant increase in cycling recorded on off road trails during the COVID-19 pandemic period.

The Pedestrian and Bike Committee, at its Meeting held on 30 July 2020 noted:

- promotion of the *Park it for the Planet* event being held on Wednesday, 26 August 2020.
- the Greater Launceston Transport Vision had been launched and input was requested.

#### **ECONOMIC IMPACT:**

Not considered relevant to this report.

#### **ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**13.1 Pedestrian and Bike Committee Meetings - 4 June and 30 July 2020  
...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**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 Area:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt - General Manager Infrastructure and Assets Network**

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**14 COUNCIL WORKSHOPS**

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

**14.1 Council Workshop Report**

**FILE NO:** SF4401

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

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**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 27 August and 3 September 2020:

**Implementation of Launceston's Brand Work**

*Councillors were updated on the work undertaken by For the People to prepare for the next stages of the brand development.*

**Launceston City Heart Traffic Flow**

*Councillors considered a presentation regarding the proposed changes to traffic flow in Launceston's City Heart.*

**Brisbane Street Mall Reactivation Project**

*Councillors considered activation ideas resulting from a previous Notice of Motion.*

**Community Engagement Strategy**

*Councillors provided feedback on the Draft Engagement Strategy.*

**Launceston Transport Strategy Project**

*Councillors engaged in initial discussions and provided feedback on the Launceston Transport Strategy development to date.*

**Guided Tour of the QVMAG Royal Park Site**

*Councillors experienced one of the QVMAG's guided tours at Royal Park.*

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

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**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.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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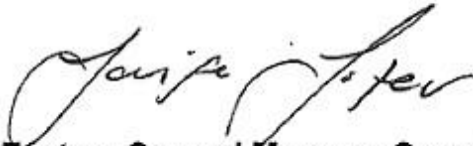
14.1 Council Workshop Report ...(Cont'd)

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**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****16.1 Petition Response - Rejection of a Proposal/DA for a Composting Facility on the Property, Dunedin, St. Leonards****FILE NO:** SF0097**GENERAL MANAGER:** Leanne Hurst (Community and Place Network Network)

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**DECISION STATEMENT:**

To consider a petition submitted with respect to DA0092/2020.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 20 August 2020 - Agenda Item 6.1 - Receipt of a Petition - Rejection of a Proposal/DA for a Composting Facility on the Property, *Dunedin*, St. Leonards

**RECOMMENDATION:**

That Council:

1. notes the advice regarding the statutory process for assessment of DA0092/2020.
  2. advises the petitioners that the matter will be considered by Council sitting as a Planning Authority following the determination made by the Environmental Protection Authority.
- 

**REPORT:**

A paper petition containing 104 signatures was received from Mrs Hayley Adams and Mr Joshua Adams. This petition met the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition stated:

*We petition the Council to reject the proposal/DA for a composting facility in St. Leonards because of the impact it will have on the local residents and ratepayers of the CoL including: contamination of local rivers, creeks from which local residents draw domestic water use; the adverse impact on the air quality; and the likely impact on future development for residential properties in the area.*

---

**16.1 Petition Response - Rejection of a Proposal/DA for a Composting Facility on the Property, *Dunedin*, St. Leonards ...(Cont'd)**

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The petition refers to DA0092/2020 for the development of a composting facility at 91 Blessington Road and 4025-40503 Tasman Highway, St. Leonards, which is classified as Resource Processing under the Launceston Interim Planning Scheme (2015). The application is also classed as a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA) and is, therefore, subject first to assessment by the Environmental Protection Authority (EPA). It will be considered by Council (sitting as a Planning Authority) after the EPA determination and in accordance with the provisions of EMPCA.

The legislation specifies the process and timeframes for both the EPA and Council to consider and determine applications for Level 2 activities, including the ability of the EPA to request further information before making its decision and notifying the Council. The Council will have 42 days from the receipt of the EPA's decision to consider and determine the Development Application. It is not known at this time when the EPA will conclude its determination, however, all representors will receive notification when the DA is scheduled for a Council 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:

1. To provide for the health, safety and welfare of the community.
  2. To fairly and equitably discharge our statutory and governance obligations.
  3. To ensure decisions are made on the basis of accurate and relevant information.
-

**16.1 Petition Response - Rejection of a Proposal/DA for a Composting Facility on the Property, *Dunedin*, St. Leonards ...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst - General Manager Community and Place Network**

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**16.2 Customer Service Charter (05-Plx-008)****FILE NO:** SF0413**AUTHOR:** Dan Ryan (Manager Community Relations)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To consider adoption of updated Customer Service Charter (05-Plx-008).

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 13 August 2020 - Customer Service Charter

**RECOMMENDATION:**

That Council adopts Customer Service Charter (05-Plx-008) (ECM Document Set ID 614259) as detailed below:

**Customer Service Charter*****PURPOSE***

For the City of Launceston to formally document its Customer Service Charter.

***SCOPE***

The Charter applies to our customers who are any people or organisations that have dealings, alliances or partnerships with the City of Launceston including the Queen Victoria Museum and Art Gallery, Leisure and Aquatic, University of Tasmania Stadium and the Launceston Visitor Information Centre.

**Our Vision**

Inspired people, working together to create the best outcomes for our community.

**Our Purpose**

We are a progressive organisation, working with our community to create a positive future for Launceston.

**Our Values**

City of Launceston is a values-based organisation, which means that we employ people who share and behave in a way that is aligned to our values.

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## 16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)



**Our people matter**



**We care about our community**



**We bring an open mind**



**We go home safe and well**

### Feedback

Our Customer Service Charter details the City of Launceston's service standards and explains what you as our customer can do if we have not delivered a service to that standard. Our Charter has been developed to further build and enhance relationships and partnerships with our community and customers and to provide a system for continuous improvement in customer service delivery. We welcome any feedback on our services and facilities.

### What you can expect from us

At all times we will:

- Handle your enquiry promptly;
- Respect your privacy;
- Consult with and listen to you, without making commitments we cannot keep;
- Maintain the City of Launceston's facilities in a safe and proper manner to ensure your convenience and comfort;
- Provide a high standard of presentation and performance;
- Greet you in a friendly way and identify ourselves;
- Be helpful and sensitive to your needs;
- Communicate clearly and in plain English;
- Work with you to solve your problem; and
- Endeavour to deliver upon all service level commitments within our organisational standards. In some instances, due to a variety of circumstances, this may not be achievable.

Service	Standard
<b>Customer Service</b>	
Answer your telephone call	Always
Return your call	1 working day
Acknowledge your communication (please note, if a detailed reply is required it may take additional time to research; we will let you know if this is the case)	10 working days
Respond to complaints	Always



**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

Notify you as soon as practical if there is a delay on our service commitment to you	Always
Provide after hours service for emergencies	Always
Endeavour to refer you to an appropriate service provider if City of Launceston cannot provide the service you require	Always
A counter service queuing time of less than	10 minutes
Confidentiality of your personal information	Always
Reasons for our decisions whether they are agreeable to you or not	Always
To be seen on time if you have an appointment	Always
Acknowledgement and advice regarding intended actions to your written enquiries	10 working days
<b>Animal Control</b>	
Respond to emergency dog attacks*	24 hours a day
Respond to routine dog complaints	3 working days
<i>* For safety reasons, City of Launceston only responds to after-hours emergency dog attacks where Tasmania Police has requested assistance. City of Launceston is not able to respond to after-hours calls about stray or lost dogs</i>	
<b>Building</b>	
Process a building permit	7 working days
Undertake building inspections	2 working days
Process a plumbing permit	21 working days
Undertake plumbing inspections	2 working days
Provide applicants with an initial review of decisions	Always
<b>Drainage/Stormwater</b>	
Respond to drainage emergencies	24 hours a day
Respond to seepage/drainage problems	10 working days
<b>Parks and reserves</b>	
Inspect, assess and respond to requests in relation to park maintenance	10 working days
Urban parks / sportsground maintenance	Fortnightly
Inspect, assess and respond to requests in relation to tree maintenance	10 working days
Urban tree inspection and maintenance	Annually
Inspect, assess and respond to requests in relation to playground maintenance	10 working days
Playground inspection and maintenance	3 monthly

**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

<b>Environmental Health</b>	
Respond to food complaints	48 hours
Respond to urgent environmental nuisances and high risk public health matters	24 hours a day
Inspect registered food premises	Minimum of once per year
Conduct immunisation clinics	Weekly
Conduct school immunisation clinics	Annually
<b>Finance</b>	
Payment of accounts	By due date
Respond to rates enquiries	14 working days
<b>Fire Hazards</b>	
Respond to fire hazard notifications (during permit period)	5 working days
<b>Governance</b>	
Legislative requirements	Always
Review City of Launceston's Strategic Plan	Every 5 years
Publish Annual Report	Every November
Have Council Meeting Agenda available	4 days prior
<b>Human Resources</b>	
Acknowledge receipt of job applications	10 working days
Provide outcomes of job applications	10 working days
<b>Planning/Sub Division</b>	
Respond to a planning query email/letter	5 working days
Lodge a received planning application	1 working day
Process a planning application	42 statutory* days
Process a permitted application	28 statutory* days
*defined as all days between lodgement of a valid application and decision making (excluding days where further requests are outstanding)	
<b>Roads</b>	
Inspect, assess and respond to requests about potholes, edge breaks and cracks	10 working days
Grade unsealed roads	Minimum of once per year
Attend to identified damaged street furniture	10 working days
Road sweeping of City of Launceston owned roads with kerb and gutter	Every 2 months

## 16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)

<b>Waste</b>	
Garbage collection	Weekly
Recyclable collection	Fortnightly
Provide new or replacement wheelie bins	5 working days
FOGO collection	Fortnightly

<b>Emergencies</b>	
<i>An emergency is regarded as an incident that threatens life or property or one that may cause environmental harm</i>	Within 2 hours

### Customer Relationship Management System

The City of Launceston's Customer Relationship Management system has five response priority levels. When you make contact with us we will let you know what level your request has been assigned.

They are:

- Urgent            Immediate action required (same day)
- High             Next working day response required
- Medium         Response required by 10 working days
- Low              Response required by 20 working days
- Scheduled      Greater than 20 days in line with scheduled work

### Contacting us

You are always welcome to get in touch with the City of Launceston. Please see contact options below:

- **In person**  
Customer Service Centre  
Town Hall, 18-28 St John Street  
Launceston TAS 7250  
Open: Monday to Friday from 8.30am to 5.00pm
- **Telephone**  
Customer Service Centre  
6323 3000
- **Email**  
contactus@launceston.tas.gov.au

**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

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- **Post**  
City of Launceston  
PO Box 396  
Launceston TAS 7250
- **Fax**  
6323 3001
- **After Hours**  
After hours emergencies involving City of Launceston facilities: 03 6323 3333  
After hours emergency dog attacks: Tasmania Police 131 444
- **National Relay Service**  
The City of Launceston is National Relay Service (NRS) friendly. If you are deaf or have a hearing or speech impairment, you can call us through the NRS and ask to be connected to 03 6323 3000. TTY users can call 13 36 77. Speak and listen (speech-to-speech) users can call 1300 555 727. To make other relay calls, visit the NRS.
- ***Snap Send Solve***  
*Snap Send Solve* is a free application for smartphones that allows you to quickly report issues to City of Launceston. Your report is sent from the app using your email address so that the City of Launceston can respond directly to you to solve the issue. To install, simply search for *Snap Send Solve* in Apple's app store or visit [www.snapsendsolve.com](http://www.snapsendsolve.com)
- **Councillors**  
Contact details for each Councillor is located on our website [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)  
or call the Customer Service Centre on 6323 3000.

**Community Engagement**

We are committed to ensuring that as many people as possible who are affected by decisions of the City of Launceston have the opportunity to be consulted about their needs and concerns prior to the decision being made.

- **Website [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)**  
Visit the City of Launceston's website for online services, latest news and notifications, and Council's meeting agendas and minutes.
  - ***Your Voice. Your Launceston***  
*Your Voice. Your Launceston* is our online consultation platform, providing an opportunity for locals to have their say on key issues in the municipality.
-

**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

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- **Council Meeting live streaming**

In the interests of openness and transparency and encouraging community involvement in decision making, every Council Meeting is streamed live to the internet. The recordings start at the beginning of each Meeting and stop at the beginning of the Closed Council Agenda Items.

- **Council Meetings**

Council Meetings commence on the fourth Thursday of January and then occur fortnightly. The public is welcome to attend and ask a question on any matter relating to Council; or speak at a Council Meeting for a maximum of two minutes, on any item listed on the Agenda.

To ask a question or speak at the Council Meeting you need to register your intention before the Meeting begins. To do this you need to fill out a form located outside the entrance to the Council Chambers.

You can also listen to live and previous council meetings on our website.

- **Follow us on Facebook**

Stay informed about issues and news around the municipality by following our Facebook Page, City of Launceston Official

**Help us help you by:**

- Treating our employees courteously and with respect;
- Respecting the rights and privacy of other people in the community;
- Providing accurate and complete information in your dealings with us;
- Working with us to resolve issues when things go wrong;
- Reporting any damage to City of Launceston owned infrastructure on 6323 3000 or after hours on 6323 3333;
- Advising us when your contact details change; and
- Providing us with feedback regarding our services.

**Complaints**

If we have let you down, we have let ourselves down and we would like to work with you to improve our service. The City of Launceston's Customer Service Centre is your first point of contact for all enquiries and complaints.

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## 16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)

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### **Definitions of complaint:**

It is important to note that a complaint is not an enquiry, request or disagreement.

**Enquiry:** Appeal for information.

**Request:** Appeal for assistance and action.

**Disagreement:** Conflicting opinion to a policy or the direction of City of Launceston.

**Complaint:** A complaint exists when there is a gap between the service provided and the customer's expectation. A complaint exists when a customer initiates further contact after an initial service has been provided and expresses dissatisfaction with the initial service provided.

It is necessary to differentiate between service provided and services available. If a service is not available or provided by City of Launceston then this not a complaint - it is a suggestion for future services expansion.

Experience has shown that the majority of complaints will be satisfactorily resolved, however, if you are unhappy with the outcomes you may ask for a review of your complaint by the Chief Executive Officer, who will investigate your complaint and inform you of the findings.

A summary of complaints, including the number and nature, is provided annually to Councillors.

There is also the Ombudsman who may review actions and decisions taken by the City of Launceston. The Ombudsman is responsible to Parliament for investigating complaints made about administrative actions (or inactions) of Tasmanian Government Departments, most Statutory Authorities and Local Government. Visit the Ombudsman's website [www.ombudsman.tas.gov.au](http://www.ombudsman.tas.gov.au) for more information and how to get in contact.

### **RELATED POLICIES & PROCEDURES**

Complaints Handling Procedure 05-Prx-001

Unreasonable Customer/Complainant Conduct Policy 05-plx-021

### **RELATED LEGISLATION**

*Disability Discrimination Act 1992*

*Racial Discrimination Act 1975*

*Sex Discrimination Act 1984*

*Anti-Discrimination Act 1988 (Tas)*

### **DEFINITIONS**

"Council" represents the 12 elected members

City of Launceston represents the organisation

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**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

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**REVIEW**

This policy will be reviewed no more than five years after the date of approval (version) or more frequently, if dictated by operational demands.

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**REPORT:**

The Customer Service Charter (05-Plx-008) details the standards of service delivery that can be expected by City of Launceston customers and the options available to contact and engage with City of Launceston initiatives, staff and Councillors. The Customer Service Charter was last updated in 2013. The amended version has been constructed with Executive and Senior Leadership Teams input and is reflective of current service level standards.

The Customer Service Charter was workshopped with Councillors on 13 August 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.

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

**16.2 Customer Service Charter (05-Plx-008) ...(Cont'd)**

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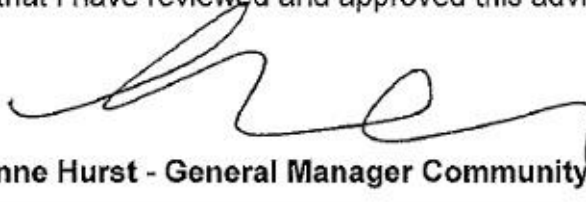
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst - General Manager Community and Place Network**

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**16.3 City of Launceston Municipal Emergency Management Plan****FILE NO:** SF0031**AUTHOR:** Stephen Loiterton (Emergency Management Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To consider the updated Municipal Emergency Management Plan for adoption.

**RECOMMENDATION:**

That Council adopts the revised and updated Municipal Emergency Management Plan (Issue 17, 2020) (ECM Doc Set ID 4362509) and that the Plan be forwarded to the State Emergency Management Controller for authorisation.

---

**REPORT:**

Under the requirements of the *Emergency Management Act 2006*, Council is obligated to review and submit for reauthorisation its Municipal Emergency Management Plan (the Plan) every two years. The Municipal Emergency Management Committee endorsed the revised Municipal Emergency Management Plan.

The Plan has been reviewed and updated with changes in line with the new Tasmanian Emergency Management Arrangements 2019. This enables consistency with plans at all levels throughout the state (Municipal, Regional and State).

Consultation has occurred with the State Emergency Service at Regional level as per their requirements.

The process for approval of the plan under the terms of the *Emergency Management Act 2006* is outlined below:

- Approval from Municipal Emergency Management Committee
- Approval from City of Launceston
- Approval from Regional Emergency Management Controller
- Final approval and sign-off by State Emergency Management Controller

**ECONOMIC IMPACT:**

Not considered relevant to this report.

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**16.3 City of Launceston Municipal Emergency Management Plan ...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

The *Local Government Act 1993* (Tas) requires Councils *provide for the health, safety and welfare of the community*, while the *Emergency Management Act 2006* requires that Councils have an Emergency Management Coordinator and prepare a Municipal Emergency Management Plan which can be enacted upon to maintain the safety of the community.

**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:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.
6. To enhance community awareness of the impacts of uncertain weather patterns, natural and other disasters, and build community resilience.
7. To develop and manage infrastructure and resources to protect our community from natural and other hazards.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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16.3 City Of Launceston Municipal Emergency Management Plan ...(Cont'd)

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**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. City of Launceston Municipal Emergency Management Plan Issue 17 - 2020 Final draft (ECM Doc Set ID 4362509) (*electronically distributed*)
-

**17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS****17.1 QVMAG Quarterly Activity Report - June - August 2020****FILE NO:** SF5784**GENERAL MANAGER:** Tracy Puklowski (Creative Arts and Cultural Services Network)

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**DECISION STATEMENT:**

To note QVMAG's Quarterly Activity Report for the period June - August 2020.

**RECOMMENDATION:**

That Council receives the QVMAG's Quarterly Activity Report for the period June - August 2020.

---

**REPORT:**

This period saw the re-opening of both the Inveresk (15 June) and Royal Park (13 July) sites, after much careful planning to ensure the safety of visitors and staff. The shut-down period was challenging, as it was for all museums, but also provided the opportunity to explore and test new ways of engaging with audiences. The focus shifted to the online space and created new learning activities for students and families, fun family activities, a new YouTube channel, social media posts giving new insights into Launceston's people and stories and more. The reaction to this has been very positive with Facebook followers hitting 10,000 in the month of August, schools logging in to complete activities and the audience extending to overseas. A more recent foray into the online space has seen QVMAG launch the new Online Shop and a dedicated Shop Instagram account.

Above all, the QVMAG is excited to be open again. Recent research from UNESCO tells that 90% of museums worldwide (more than 85,000) closed their doors during the COVID-19 pandemic crisis and more than 10% of them may never re-open.

The QVMAG celebrated the re-opening of Inveresk with a special thank you to the people of Launceston - free Planetarium sessions until the end of June. New shows were featured and the QVMAG enjoyed new audience demographics - all shows were fully booked.

The Gallery re-opened with new guided tours - *Secrets of QVMAG*, *The First Tasmanians*, and *Weird, Wild and Wacky*. This is a creative way to provide a new (and COVID-19 pandemic safe) experience for visitors whilst delayed exhibitions are re-shuffled due to the virus. Staff comments have been favourable and they have commented about feeling a sense of agency over their work. The QVMAG will continue the tours at least until the opening of the new exhibitions in December. Also being investigated is the offering of comparable tours at Inveresk.

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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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Another new offer kicked off for the School Holidays - *Make it Place*. A simple but effective idea - take a gallery, add tables, craft materials and an image from the collection for creative inspiration and what do you get? Lots of fascinating creations, happy children, and very happy parents (no mess to clean up!). The favourable visitor responses have prompted the QVMAG to do something very similar in the next school holidays. A few comments from our visitors:

- *Best day ever!*
- *This is my favourite thing to do*
- *Your museum is better than [another museum in Tasmania] because of the hands-on activities for the kids*
- *Love it!*
- *You have adapted well to COVID*
- *I have wanted to do this since I was young*

**KNOWLEDGE AND CONTENT:****Digital Cultural Experience (DCE)**

The Digital Cultural Experience (DCE) Project is a collaboration between the City of Launceston (CoL), the Queen Victoria Museum and Art Gallery (QVMAG), the Tasmanian Museum and Art Gallery (TMAG), the University of Tasmania (UTAS) and Libraries Tasmania. It is funded as part of the Greater Launceston Transformation Program - *Creating Our Digital Future (Smart Cities)*. Part of this project includes an Extended Reality experience for schools and the focus is on the Chinese material in the QVMAG collections. This experience will be trialled in local schools shortly.

**Natural Sciences**

The shut-down period offered a unique opportunity for curatorial staff to focus on their collections in depth. For Senior Curator of Natural Science, David Maynard, this meant writing those scientific papers that had been on his to-do-list, including a 7,000 word chapter the QVMAG *thylacine* collections and a 5,000 word paper on the behavioural patterns of the endemic Tasmanian digger wasp.

Natural Sciences Collections Officer, Simon Fearn, took the opportunity to pin no less than 2,000 insects. This work all helps to make the collections more accessible, particularly for researchers.

Judy Rainbird, QVMAG's stalwart Museum Assistant, reunited the historic egg collections with their original files, including the beautiful 19<sup>th</sup> century field notes that recorded the wheres, whys and hows of the collector's adventures.

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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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**Supporting Healthy Waterways**

Immediately on return, the Natural Sciences team re-started its pre-shutdown project of installing the latest QVMAG offering *Estuary: beneath the water*. The exhibition - featuring underwater photographs of amazing soft corals and marine species - is mounted in support of the City of Launceston's Healthy Waterways project and is aimed at both educating the public about the estuary - and providing a new space for stakeholder engagement. QVMAG is fully committed to raising awareness of the health of our waterways and to this end Knowledge and Content has adopted kanamaluka/Tamar Estuary as a theme to guide our research practice over the next two - three years and will include social history, oral histories and even more science in future iterations.

In the spirit of collaboration, David Maynard was seconded to the Infrastructure and Engineering team at Town Hall for two days a week and in return, Kathryn Pugh will work at QVMAG for the same amount of time to develop future plans around the estuary theme.

**History**

The History team took advantage of the lockdown to develop ideas for an online exhibition of the 7EX radio station archive. Not only is this material full of important local history, it is also a gold mine of excellent fashion and hairstyles, from the 1940s to the 1980s.

This work was inspired by the other major history lockdown project: preparing more than 100 Community History Guides for uploading to the QVMAG website. Immediately on return, the DCE augmented reality education project took off, with the QVMAG Chinese material as the focus. The outcome is due to be launched early next year and will tell the story of the early Chinese community of Launceston in 3D.

**Visual Art and Design**

The Visual Art and Design team are continuing its work on the exciting new suite of exhibitions scheduled for December 2020, all of which were significantly impacted and delayed by COVID-19 pandemic. These include a long-awaited celebration of the creativity and inventiveness of Garry Greenwood, an in-depth look at women in the QVMAG collections, an exhibition by ArtRage alumnus Alistair Mooney, new works by Anne Zahalka and the ever-popular ArtRage can be confirmed for 2020 after a period of uncertainty due to the COVID-19 pandemic.

**Registration/Audit update**

The Audit received a boost with the newest team member taking over the administration of the collections database in preparation for the roll out of the new management system as part of the DCE. Behind the scenes, work continues on entering the QVMAG collections into the database, with more than half of our extensive holdings of works on paper now audited and ready to be opened to the public when the new system goes live.

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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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**MUSEUM OPERATIONS:****Learning**

Since the COVID-19 pandemic working from home restrictions have been lifted the Learning team has adapted to returning to work on site but with the added excitement of needing to modify programming to respond to on-going COVID-19 pandemic restrictions.

The team has enjoyed learning how to deliver digital programs, such as the successful *Launceston Horticultural Society Virtual Flower Show* and the current quirky *Tales from the bottom Drawer* event. Both of these events have featured collaborations with local community groups. There was an international audience for the QVMAG's live streaming of the *NASA Mars Mission Launch*, which has flown onto our recent livestream events for Science Week where we collaborated with other Council experts, representatives from the Australian Maritime College, UTAS, and even a Tasmanian scientist living in Edinburgh bringing Tasmania to the world stage.

The QVMAG was unable to run the highly successful Art Start program in its usual form this year, but in creating an online Virtual ArtStart Gallery the work of 173 emerging young artists from our local region with their interpretation of what effect the pandemic had on them was showcased. The QVMAG even featured a *COVID Blaster* which propelled the virus at such a speed that it completely changed it into a vaccine. I do not think this has cleared the Pharmaceutical Board yet and the outcome is to be awaited.

The *Make it Space* was just one way that programs have changed to suit a more local visitation pattern. The QVMAG has instigated *pop up* mini displays featuring aspects of our work and activities for families, such as our recent Mars Helicopter event leading up to the livestream of the Mars Mission Launch.

The QVMAG has successfully partnered with respected Aboriginal artist, Aunty Lola Greeno in an Ausco grant to provide a series of workshops for young Aboriginal women that culminates in a book and film of our living cultural heritage as practiced by Aunty Lola herself.

The QVMAG is in the process of delivering cultural awareness sessions for staff through the *Tasmanian Aboriginal Gumnuts to Buttons* program.

QVMAG has transitioned its ticketing system to Eventbrite for guided tours, the Planetarium and Science Week livestreams. This move allows visitors to book tickets at their own convenience and reduces the administrative overhead on the QVMAG's bookings officer.

This year the QVMAG created a NAIDOC week site installation at Inveresk - *Always Was, Always Will Be Aboriginal Land* - to recognise the traditional NAIDOC week celebration and assisted K-Mart with their NAIDOC week celebrations and are planning bigger and better events for the official NAIDOC week in November.

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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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**Exhibitions**

After many months of work the record on the Tasmanian Emu was finalised and produced both in hardcopy and digital format. While QVMAG was closed the Exhibitions Team led a deep clean of the railway exhibition and space galleries in readiness for the Museum's reopening - and the spaces are looking the best they have looked in years. Working with colleagues in Knowledge and Content, the art gallery exhibition program was rescheduled to account for delays as a result of COVID-19 pandemic. Two new exhibitions at the Inveresk site were fast-tracked into production to enable new exhibitions to be available at Inveresk when the Marjorie Bligh exhibition was de-installed in August. *Estuary: below the surface*, opened in time for Science Week and *Natural Visions* is being installed ready to open on 29 August 2020. The Graphics team has continued to support a range of social media content cross Facebook and Instagram. The QVMAG's Exhibition Officer continued work on a rapid improvement project to streamline work and storage areas at the Inveresk site, this will create efficiencies in work practices and improvements in safety.

**Visitor Operations**

A significant body of work was undertaken ahead of sites reopening in June and July to ensure they were COVID-19 pandemic safe. This included creation of COVID-19 pandemic safe plan and implementing a range of measures across all sites including signage, sanitiser dispensers, one-way traffic and contact tracing. The front of house team demonstrated its ability to adapt to these changes whilst still providing a warm and welcoming experience to all visitors. Public health recommendations have been subject to change at short notice and this has kept staff on their toes, but the team has responded with agility.

With doors reopened, school holidays were right around the corner. Families were keen to show their love for the Museum, with a total 6,221 visitors making their way to the Inveresk site for the month of July.

A major achievement during this period has been training and supporting our front of house team to deliver guided tours at our Royal Park site. With tours operating daily there is a great opportunity to engage with visitors in a different way. The *Secrets of QVMAG* tour provides audiences with a glimpse at the stories behind the scenes, while the *Weird Wild and Wacky* tour delivers a family fun activities-based tour full of freaky facts about feathered and furry friends. *The First Tasmanians - Our Shared History* is a tour designed to start a conversation about the deep Aboriginal history of Tasmania.

August saw the launch of the QVMAG Online Shop. With the uncertainty of the pandemic, the QVMAG shop provides a fantastic way for us to continue to offer great service and products to the community from the safety and comfort of their home, while also catering to those unable to visit from other parts of the nation while our borders remain closed. It is early days but the team is excited about the opportunity e-commerce provides QVMAG to increase its already very successful retail revenue.

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## 17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)

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### **STAKEHOLDER ENGAGEMENT:**

#### **General**

The General Manager Creative Arts and Cultural Services has been invited to judge the 2021 *Glover Prize*. An invitation to judge the *Martin Hansen* annual art award in Queensland in October has had to be postponed until 2021 due to border restrictions.

#### **Preminghana Petroglyphs**

QVMAG and TMAG have now completed their consultation conversations and submitted permit applications, in keeping with the process outlined by Aboriginal Heritage Tasmania and endorsed by Council on 11 June 2020. These conversations have been very rewarding and have provided an excellent opportunity for the two museums to work collaboratively and to continue to build networks with Aboriginal communities.

The applications will now be considered by the Aboriginal Heritage Council, the Director National Parks and Wildlife, and finally by the Minister of Aboriginal Affairs.

#### **Cultural Strategy**

The draft Cultural Strategy is well into its community consultation, with a successful *World Café* event held on 19 August 2020, and an online question and answer session on 26 August 2020. Consultation closes at the end of August and there is a confidence that the feedback received will help make the Strategy one that the community can be proud of.

#### **MGAB (Museum Governance Advisory Board)**

The MGAB met on 10 August 2020 and received a briefing from the Chief Executive Officer on the work underway to determine future Governance options for QVMAG.

#### **Friends of the Museum**

QVMAG Management and Friends Committee members held a workshop on 19 and 20 August 2020 agree on future priorities and shaping a new Terms of Reference to guide activities and communication to members.

#### **Arts Foundation Report**

Jennie Chapman Caswell, as Chair of QVMAG Arts Foundation submitted the Quarterly Report to 30 June 2020 with one meeting held since its last report in April.

Overall, this financial year QVMAG Arts Foundation has undertaken a number of activities to raise awareness, and to promote the values of fundraising in support of QVMAG collections and activities in line with the Arts Foundation's constitution objectives.

With constitutional change at the 2019 AGM a range of financial options for members has been provided from General Membership through to Governor and Patron status. To that end the Management Committee of the Arts Foundation have been reviewing ways to engage the public to become a member of QVMAG Arts Foundation.

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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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It is a pleasure to highlight June quarter outcomes:

- Marketing information has been upgraded this quarter to include updating QVMAG website and Arts Foundation brochure availability. Arts Foundation publicity material at QVMAG is available with brochures for membership of the Arts Foundation and support for Masterpiece for Tasmania Fund.
  - Treasurer's report for QVMAG Arts Foundation End of Financial Year bank balance of \$366,732.37(2020) with previous year \$316,323.00 (2019).
  - June saw the final acquisition of the year of a work by Bea Maddock "Der Sturm" 1965, Oil on Board with advice and bidding at auction by Curator Ashleigh Whatling for \$16,500.
  - The Hon. Elise Archer MP, Minister for the Arts provided in June to the Arts Foundation for a second year \$50,000. The Arts Foundation met the threshold by raising over \$50,000 through fundraising to receive the Tasmanian Government \$50,000 "Philanthropic Support" Funding.
  - A QVMAG Arts Foundation Art Award initiative was developed with full financial assistance from committee member Mr Peter Watt. A design "Tasmania's Native Hens" by artist Michael McWilliams had received committee endorsement to proceed. In June the final product was fabricated in Sydney with the issue of 19 medallions now on hand. The Management Committee of the Arts Foundation will discuss promotion of the Award eg. ArtRage. Michael McWilliams will be thanked for his generous donation to QVMAG Arts Foundation later this year.
  - An Arts Foundation digital Member/donor board at Royal Park has been developed for recognition of Foundation members and donors past and present. Once the Arts Foundation committee has endorsed Foundation members for end of June 2020 financial year information will be available to activate the Foundation member board. This Member Board will also provide directional information to publicity and donation material with respect to the Arts Foundation.
  - An ongoing assessment of historical Arts Foundation donations is continuing by the subcommittee of the Arts Foundation to establish Foundation member recognition for the member board.
  - Rebranding of Nuala O'Flaherty Lecture Series to QVMAG Arts Foundation Lecture Series in Memory of Nuala O'Flaherty has been undertaken with the development of a small sub-committee.
  - No Arts Foundation events were held this quarter due to COVID-19 pandemic closure of sites at QVMAG.
  - QVMAG Arts Foundation Management Committee held a meeting at Inveresk with social distancing standards in place.
  - AGM scheduled for Thursday, 17 September 2020 at 3.30pm at QVMAG Inveresk. The guest speaker following the AGM is Christine Hansen, Manager of Knowledge and Content at QVMAG.
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**17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)**

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**ECONOMIC IMPACT:**

The redevelopment of QVMAG stands to have a significant economic impact on the city, as it will drive more tourism to Launceston, and may create employment opportunities in time.

**ENVIRONMENTAL IMPACT:**

Moving to electronic communication for The Friends will lessen our environmental impact.

**SOCIAL IMPACT:**

Many of QVMAG's activities and programmes are intended to attract new audiences to the museum, particularly those communities who have previously been under-represented. In addition, the provision of museum and gallery services and activities have a major role to play in helping the community to heal in the wake of Covid-19.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy, and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and Region and pursue investment.
4. To promote tourism, and the development of a quality tourism offering for Launceston.

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.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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17.1 QVMAG Quarterly Activity Report - June - August 2020 ...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Tracy Puklowski - General Manager Creative Arts and Cultural Services Network**

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**18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS**

**No Items have been identified as part of this Agenda**

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## 19 ORGANISATIONAL SERVICES NETWORK ITEMS

### 19.1 Lease - TS Tamar Cadets

**FILE NO:** SF0866

**AUTHOR:** Tricia De Leon-Hillier (Lease and Licencing Officer)

**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

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#### **DECISION STATEMENT:**

To consider leasing part of an area of land situated at 78 Paterson Street, Launceston (CT138979/10) known as Home Point Parade to the Commonwealth of Australia represented by the Department of Defence.

*This decision requires an absolute majority of Council.*

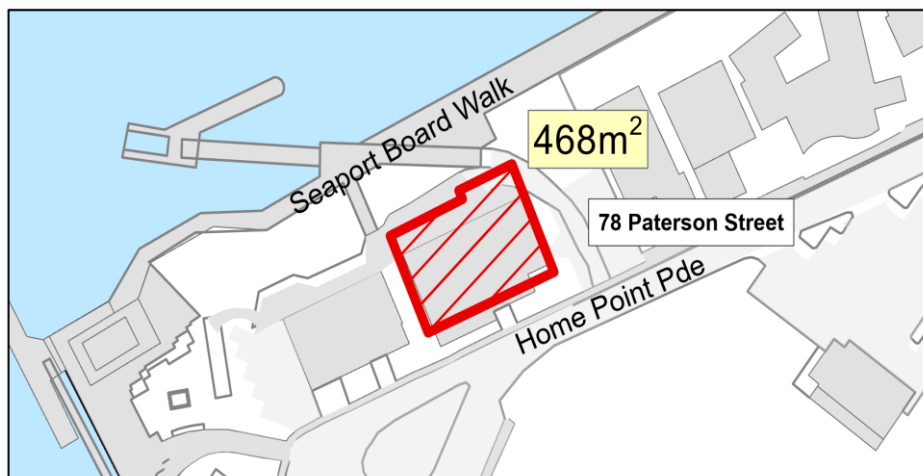
#### **PREVIOUS COUNCIL CONSIDERATION:**

Council - 6 September 2010 - Agenda Item 16.2 - Lease Navy League of Australia TS Tamar Cadet Unit

#### **RECOMMENDATION:**

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act 1993* (Tas):

1. leases a parcel of land situated at 78 Paterson Street, Launceston (CT138979/10) known as Home Point Parade to the Commonwealth of Australia, represented by the Department of Defence, known as the TS Tamar building as indicated on the plan below:



**19.1 Lease - TS Tamar Cadets ...(Cont'd)**

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2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
    - the term shall be three years commencing on 1 October 2020 or as determined by the Chief Executive Officer.
    - with a one x two-year option.
    - the lease amount shall be \$1per annum if demanded.
    - tenant to be responsible for:
      - building and contents insurance;
      - energy costs;
      - volumetric and connection charges for water;
      - sewerage charges; and
      - and other service charges if any.
    - tenant shall continuously maintain:
      - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation;
      - and keep clear all noxious growth from premises;
      - building in good and reasonable order; and
      - public liability insurance of at least \$20 million.
    - the tenant shall retain ownership of the improvements and fixtures at the premises for the term of the proposed new lease.
    - the lease will include a non-exclusive licence to access the Council's pontoon for launching their boats and canoes.
    - all remaining terms to be determined by the Chief Executive Officer.
    - any right, option or discretion exercisable by Council under the lease may be exercised by the Chief Executive Officer.
  3. Notes, for the avoidance of doubt, 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).
- 

**REPORT:**

The Council has leased an area of land in Royal Park at Home Point Parade to the TS Tamar Cadets at the site where their clubrooms have been built and occupied for over 50 years. The Navy League of Australia known as the TS Tamar Cadet Unit was established 68 years ago and has operated and managed the building at this site for most of this period.

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**19.1 Lease - TS Tamar Cadets ...(Cont'd)**

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This building has been utilised by the TS Tamar Cadets in conjunction with Australian Navy Cadets (ANC) who run programs with a maritime focus designed to promote interest in the Navy within the Australian community. They work in partnership with local communities, run and led by dedicated adult volunteers from the ANC. The value of this program allows the ANC to provide waterborne training (eg. activities are sailing, navigation, first aid, drill and maritime history).

The lease agreement dated 23 March 2011 with the Navy League of Australia was approved by Council at its Meeting of 6 September 2010. The approved lease is for a five-year term with one option of a further five years. In 2015 the lease was transferred to the Commonwealth of Australia represented by the Department of Defence in mutual agreement by way of Deed of Assignment and Variation.

The property manager, the Commonwealth of Australia, has contacted the Council wishing to have a new lease over the property as their lease expires on 31 August 2020. The proposal is for a new lease term of three years with one option of a further two years.

The lease is to cover their building and an area of land to access to the Council's pontoon for launching their boats and canoes. The TS Tamar Cadets has always maintained its independence and rarely sought any assistance from the Council for funding or maintenance and to date they have been model tenants.

Section 179 of the *Local Government Act 1993* (Tas) provides that the Council may lease public land for a period not exceeding five years without requiring the need for advertising.

**ECONOMIC IMPACT:**

This proposal will have no impact on the local economy.

**ENVIRONMENTAL IMPACT:**

This proposal will have a neutral impact on the environment.

**SOCIAL IMPACT:**

There is a positive social impact with this proposal, as it will allow successful tenants to continue to provide an important recreational opportunity for the community of Launceston.

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**19.1 Lease - TS Tamar Cadets ...(Cont'd)**

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**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:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

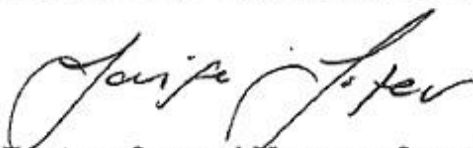
**BUDGET & FINANCIAL ASPECTS:**

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**

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## 20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS

No Items have been identified as part of this Agenda

## 21 CLOSED COUNCIL

*This decision requires an absolute majority of Council*

### RECOMMENDATION:

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

#### 21.1 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.

#### 21.2 Launceston City Deal Annual Progress Report 2020

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 of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

#### 21.3 End of Closed Session

*To be determined in Closed Council.*

## 22 MEETING CLOSURE

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