



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
5 MARCH 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: 5 March 2020

Time: 1.00pm

Certificate of Qualified Advice

Background

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

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

Certification

I certify that:

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



Michael Stretton
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

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

RULES FOR PUBLIC COMMENT ON AGENDA ITEMS

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

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer.

10 December 2019

Mr Michael Stretton
Chief Executive Officer
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Dear Michael

COUNCIL MEETING

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

4. Convening council meetings

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

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following Thursdays for 2020:

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

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

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 MAYORAL ACKNOWLEDGEMENTS

3 DECLARATIONS OF INTEREST

Local Government Act 1993 - section 48

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

4 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 20 February 2020 be confirmed as a true and correct record.

5 DEPUTATIONS

No Deputations have been identified as part of this Agenda

6 PETITIONS

Local Government Act 1993 - sections 57 and 58

No Petitions have been identified as part of this Agenda

7 COMMUNITY REPORTS

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

7.1 Ms Gill Basnett (Program Coordinator) - Tamar NRM

Ms Basnett will provide Council with an update regarding Tamar NRM's sustainable living, sustainable agriculture and biodiversity programs.

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

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

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

8.1.1 Public Questions on Notice - Mr Robin Smith - 20 February 2020

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

CHIEF EXECUTIVE OFFICER: Michael Stretton (Chief Executive Officer)

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting on 20 February 2020 by Mr Robin Smith, has been answered by Mr Geoffrey Stick (Team Leader Parking).

Questions:

1. [with reference to the approximately 67 one hour parking spaces located in Charles Street]. How long is it before a commuter can return to one of those parking spaces once vacated?

Response:

Throughout the City of Launceston, the one hour parking meters are designed for short term parking only. If someone is planning on staying longer than the designated on street parking meter time restrictions, there are other long term parking options available. The car parks available in close proximity to the Charles Street metres are: 115 York Street West, 32 Elizabeth Street, 1-15 Paterson Street East and 79-81 Paterson Street West.

With the on street parking metres if a vehicle does not move or returns to the same parking bay within 30 minutes after the expired time, Parking Officers can issue an infringement notice. However, if a vehicle moves to another parking bay in the same zone and pays at the meter again, this is permitted. The EasyPark App has a built in time delay not allowing customers to renew the time extension within the same space or zone for 10 minutes.

8.2 Public Questions Without Notice

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

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

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

9 PLANNING AUTHORITY

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage

FILE NO: DA0603/2019

AUTHOR: Maria Chledowska (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Rebecca Green & Associates
Property:	48 Blessington Road, St Leonards
Zoning:	Rural Resource
Receipt Date:	7/11/2019
Validity Date:	12/11/2019
Further Information Request:	13/11/2019
Further Information Received:	26/11/2019
Deemed Approval:	5/03/2020
Representations:	24

STANDARDS REQUIRING COUNCIL DISCRETION

E18.5.2 Design and siting of signage
E4.6.2 Road accesses and junctions
E6.5.1 Car parking numbers
E9.6.1 Development in the vicinity of a watercourses and wetlands

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0603/2019, Domestic animal breeding, boarding or training - Construction of an animal boarding facility, new access and signage at 48 Blessington Road, White Hills 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. Locality Map, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A1.00, Revision DA2, Dated 22/10/2019.
- b. Overall Site Plan, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A1.01, Revision DA2, Dated 22/10/2019.
- c. Proposed Site Plan, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A1.02, Revision DA2, Dated 22/10/2019.
- d. Proposed Floor Plan Doggy Day Care Centre, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A2.01, Revision DA2, Dated 22/10/2019.
- e. Proposed First Floor Plan Doggy Day Care Centre, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A2.02, Revision DA2, Dated 22/10/2019.
- f. Proposed Elevations Doggy Day Care Centre, prepared by Therian PTY Ltd, Project: Winston Play and Stay, Project No. P020, Drawing No. A3.02, Revision DA2, Dated 22/10/2019.
- g. Land Capability Assessment, prepared by AK Consultants, dated 8/01/2019.
- h. Environmental Impacts and Attenuation Report for Winston Plan & Stay, prepared by SEAM Environmental, dated August 2019.
- i. Site and Soil Evaluation Summary Proposed Doggie Day Care Centre, prepared by SEAM Environmental.
- j. Traffic Impact Assessment Winston Play & Stay, prepared by Midson Traffic Pty Ltd, dated October 2019.
- k. Acoustic Assessment 48 Blessington Road, St Leonards Tasmania, prepared by Acoustic Logic, Project ID 20191539.2, dated 18/02/2020.

2. LEGAL TITLE

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

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

3. NEW ACCESS AND ROAD WIDENING

Provision of the new access and associated road widening to 48 Blessington Road must be undertaken as outlined by the recommendations in the applicant Traffic Impact Assessment dated October 2019. Detailed engineering drawings showing the extent of the access and associated works must be provided to the Department of State Growth for review and acceptance as part of a works permit application.

4. CAR PARKING AND INTERNAL DRIVEWAY

Prior to the commencement of the use:

- a. Areas set aside for parking vehicles and access ways must be constructed and delineated as shown on the endorsed plans.
- b. The internal driveway from Blessington Road must be constructed with an all weather seal to the satisfaction of the Manager City Development.
- c. The secondary parking area is to be paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the subgrade and vehicles which will use the areas. The areas must be constructed drained and maintained in a condition suitable for use by two wheel drive vehicles to the satisfaction of the Council.

5. 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

6. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2019/01651-LCC, 13/11/2019 and attached to the permit.

7. SITE LANDSCAPING AND VEGETATION SCREEN

The landscaping must be:

- a. Installed in accordance with the endorsed Environmental Impacts Report prepared by Seam Environmental; and
 - b. Completed prior to the use commencing; and
 - c. Maintained as part of the development for the life of the facility. It must not be removed, destroyed or lopped without the written consent of the Council; and
 - d. Sufficient plants must be used to ensure that the intent of the screen is achieved; and
 - e. Any plant that dies must be replaced within six months.
-

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

8. SIGN MAINTENANCE

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

9. 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.

10. AMENITY

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.

11. AMENITY MANAGEMENT PLAN

Prior to the use commencing, a plan to respond to any public amenity complaints is to be prepared and a copy to be provided to the Council. The purpose of the Amenity Management Plan is to include, but not be limited to:

- a. protocols for dealing with complaints
- b. details of complaints received regarding noise; and
- c. measures taken to address the issue.

The register must provide contact details of the onsite manager and be updated on a quarterly basis and made available to Council on request.

12. HOURS OF OPERATION FOR PUBLIC ACCESS

The hours of operation for public access are as follows:

Monday to Friday - 7.00am - 6.00pm

Saturday 9.00am - 12.00pm

Sunday - 2.00pm - 5.00pm

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

13. ACOUSTIC ASSESSMENT REPORT

The applicant must comply with the report *48 Blessington Road, St Leonards Tasmania - Acoustic Assessment*, prepared by Acoustic Logic, Project ID 20191539.2. The use and development must be undertaken to comply with the management controls and associated acoustic measures, within section 7 of the Acoustic Assessment to the satisfaction of the Manager City Development.

14. NO BURNING OF WASTE

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

15. 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.

16. ANIMAL NUMBERS

No more than 150 dogs must be kept on the subject land at any one time.

17. ANIMAL ENCLOSURES

Prior to the commencement of the use, the floor of any area where animals are to be enclosed must be constructed of an impervious material, graded and drained to an approved outlet to the satisfaction of the Council.

Notes

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

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

B. *Occupancy Permit Required*

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

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

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

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

D. General

This permit was issued based on the proposal documents submitted for DA0603/2019. 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.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to the Council.

E. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own 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.

F. Appeal Provisions

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

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

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

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

G. 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.

H. Works Permit Application

A valid works permit is required for all works undertaken in the State Road (Blessington Road) reservation. Details of the permit process and application forms can be found at: www.transport.tas.gov.au/road/permits/road-access <<http://www.transport.tas.gov.au/road/permits/road-access>>. Applications must be received by the Department of State Growth a minimum of 20 business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

I. Food Premises

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

J. On-Site Disposal of Effluent

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

K. Noise Nuisance

Noise Nuisance is regulated under the Environmental Management and Pollution Control Act 1994. Please note that if complaints are received and verified, you will be required to implement measures to eliminate the nuisance.

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

REPORT:

1. THE PROPOSAL

The proposal is for the construction of a partially two storey building for an animal boarding facility (called in the application *a doggy day care and boarding facilities*) and associated Manager's dwelling, new access and signage at 48 Blessington Road, White Hills. The proposed name for the facility is *Winston Play and Stay*.

Day Care and Boarding Facility Building

The facility is proposed to be located to the west of the existing dwelling and setback 372m to Blessington Road. A distance of 151m is proposed from the rear south-western boundary, 117m from the north western side boundary and 105m to the south eastern side boundary.

The building will be 56.7m long, 22.1m wide and a maximum height of 8.12m. A footpath is proposed around the building and the covered entrance (*porte cochere*) for drop of and pick up of pets. Nine exercise yards are proposed around the building surrounded by a 2.4m fence with a 1.2m solid fence between the yards.

The ground floor comprises a reception and storage area, three day rooms, rumpus room, day kennels, laundry and grooming area. The first-floor level is to accommodate several kennels segmented for small dogs and large dogs with separate rooms. A lift, as well as a stairway will provide access from the ground floor level and several dog decks and kitchen and store room. The first floor also includes two internal dog decks, a viewing platform, kitchen and store room. Adjoining the boarding facility on first level is a manager's residence, comprising a living/dining/kitchen, two bedrooms, bathroom and deck with external access. The building and outside yards are to be constructed with the materials/acoustic treatment as recommended by an Acoustic Assessment report.

Proposed Operation of Facility

The facility would be capable of housing up to 60 dogs over night with a total capacity of 120-150 dogs during the day and evening periods (boarding and day care).

The hours of operation of the kennel are as follows (excluding pets residing overnight):

- Monday to Friday - 7.00am - 6.00pm
- Saturday 9.00am - 12.00pm
- Sunday 2.00pm - 5.00pm

Outside hours will be by appointment only. The maximum number of animals to be located in outdoor exercise areas will be limited to ensure compliance with recommendations of the acoustic report. The proposal would employ 20 FTE staff. This will include the on-site Manager, who will reside within the Manager's residence on the

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

first-floor level, providing 24 hour care and supervision to the facility and particularly for those dogs sleeping within the boarding facility.

There is to be the occasional out of hours activities, which may include training opportunities on site. This will be conducted inside the building if operating out of hours, and may include pet first aid or behavioural training.

A shuttle van service is to be provided to collect dogs around the Launceston area. The van would leave the site around 6.30am - 7.00am. It will have capacity for approximately 10 dogs. From 4.00pm the van will leave the premises to return dogs to their homes.

The operation of the facility is to be in accordance with the recommendations of the Acoustic Assessment and other supporting documents.

New Access and Car Parking

A second vehicular access off Blessington Road along the north-western side boundary is proposed for the facility. Blessington Road is within the State road network and consent has been granted by the Department of State Growth for the proposed access to the site.

It is recommended the driveway to be sealed subject to a condition on the permit and the applicant is in agreeance with the requirement. A total of 31 car parking spaces, contained within both the main asphalt carpark and a gravel overflow carpark is to be constructed adjacent to the entry to the facility.

Proposed Signs

The proposal includes two signs. The first sign is adjacent to the entry to the site, to be located adjacent to the frontage boundary with Blessington Road and within the subject property boundary. This sign will be a ground base sign, having total dimensions of 2,400mm x 2,200mm. The sign will be on two 100mm x 100mm posts at 1200mm above ground level. The second sign is to be an awning fascia sign located on the eastern elevation of the *porte cochere* facing toward the main carpark. This sign will have total dimensions of 4,000mm x 1,000mm and contain the text *Winston Play and Stay* on a graphic symbolisation of a bone.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the south-western side of Blessington Road between Darleymore Lane and Cowley Road. The property is bounded by farmland in all directions with access to the property off Blessington Road located to the east of the site.

The site is an irregular shape with an area of 15.34ha. An access is via the existing driveway located along the south-east side boundary. The land falls approximately 20m across the site to the southwest; however, the area around the dwelling is relatively flat.

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

The site is largely open pasture with landscaping around the dwelling and vegetation along a drainage line at the northern part of the site. The site is located within the rural area on the outskirts south of St Leonards settlement and does not support any remnant native vegetation and hence, any habitat of threatened species. A search of the Natural Values Atlas has revealed no recorded species on the subject site. There is a dam on the site, which is located approximately 70m from the dwelling.

Currently the site is developed with a single storey weatherboard dwelling and a several outbuildings. The nearest residential dwelling is approximately 300m southwest of the site. There are also residential properties 500m to the north and east. Other properties are located at least 1km from the site.

The site is connected to water supply services and there is no sewer connections servicing the site.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

26.0 Rural Resource Zone

<p>26.1.1 Zone Purpose Statements</p> <p>26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</p> <p>26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.</p> <p>26.1.1.3 To provide for uses that add value to primary industries.</p> <p>26.1.1.4 To provide for uses that support or service rural communities.</p>
<p>Consistent</p> <p>Consistency with the Zone Purpose has been achieved as the proposal a Permitted use in the Zone if not on prime agricultural land.</p> <p>An investigate and report by AK Consultants has determined the Land Capability as Class 4 and therefore the site is not Prime Agricultural Land.</p>

26.3 Use Standards

26.3.1 Location and intensity

<p>Objective:</p> <p>To:</p> <p>(a) protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated;</p> <p>(b) minimise the conversion of non-prime agricultural land to a non- primary industry uses;</p>

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<ul style="list-style-type: none"> (c) ensure that non-primary industry uses are located appropriate to the zone; (d) discourage non-primary industry uses that can be reasonably located on land zoned for that purpose; (e) provide for uses that are co-located with a dwelling and are of similar intensity to a home-based business; (f) provide for tourism uses to enhance the experience and promotion of touring routes and natural and cultural features; (g) locate uses so that they do not unreasonably confine or restrain the operation of primary industry uses; and (h) provide for uses that are suitable in the locality and do not create an unreasonable adverse impact on existing uses or local infrastructure.
Consistent
A1 If for permitted or no permit required uses.
Complies
The proposal is for a permitted use on land that is not classed as prime agricultural land.
A2 If for permitted or no permit required uses.
Complies
The proposal is for a permitted use on land that is not classed as prime agricultural land.

26.4 Development Standards

26.4.1 Building height, setback and siting

<p>Objective: To ensure that:</p> <ul style="list-style-type: none"> (a) buildings minimise the impact on the visual character of the area; and (b) buildings for sensitive uses do not constrain primary industry uses.
Consistent
A1 Building height must be no greater than:
<ul style="list-style-type: none"> (a) 12m; or (b) 8m for dwellings.
Complies
The maximum proposed height is 8.12m.
A2 Buildings, other than for sensitive uses, must be setback from a frontage:
<ul style="list-style-type: none"> (a) no less than 30m; or (b) no less than the existing building for an extension.
Complies
The proposed building will be approximately 372m to the frontage with Blessington Road.

E4.0 Road and Railway Assets Code

<p>E4.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.

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Consistent
 Blessington Road is a State collector road with the capacity to accommodate the traffic generated by the proposed use and development. The Traffic Impact Assessment submitted with the application confirmed that increase in traffic and a new access will not have impact on the safety of the road.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

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

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

Relies on Performance Criteria
 The proposed development creates a new access onto Blessington Road near the northern boundary of the site. Therefore, the proposal must be assess under the performance criteria.

P1 For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

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

Complies
 A Traffic Impact Assessment submitted with the application provides the following response to address the performance criteria:

- (a) The traffic generation of the proposal is likely to be 128 vehicles per day. The peak generation of the site is likely to be in the order of 44 vehicles per hour, consisting of relatively even inward and outward movements (22 vehicles per hour in each direction). This equates to less than one vehicle movement per minute. Traffic generated by the use will be predominantly light vehicle traffic, with a small number of bus movements. This is consistent with the traffic in the surrounding road network. The access to the site and Blessington Road can absorb this level of traffic generation without any significant loss of efficiency.

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- (b) Blessington Road is a major collector road that connects between St Leonards Road and Roses Tier Road. It provides access to residential and rural properties along its length, as well as providing an important link between Launceston and Evandale and Blessington.
- (c) The speed limit of Blessington Road is 100km/h. The traffic volume is approximately 1,600 vehicles per day.
- (d) No alternative access is possible for the site.
- (e) The access is required to provide access to the development site. It is considered appropriate to separate the existing residential access from the commercial access. The residential access generates approximately 1 vehicle movement per hour during peak periods and has no operational impact on the safety or efficiency of Blessington Road. The proposed new access will include a security gate to ensure security of the facility after hours. This would not be appropriate for the residential property, thus requiring separation.
- (f) Traffic Impact Assessment (TIA) prepared by Midson Traffic Pty LTD was submitted as part of the application. The report has recommended the road be widened at the near access point to accommodate a Basic Auxiliary Right Turn lane (BAR) treatment. It is recommended that this report be endorsed if a permit is granted.
- (g) The Department of State Growth (the road authority) has no objections to the proposed new access subject to the recommendations within the Traffic Impact Assessment being implemented.

Based on the information within the TIA and response from the Department of State Growth it is considered the new access and the traffic generate by the proposed development complies with the performance criteria.

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

Objective:
To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Consistent

- A1 Sight distances at:
- (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
 - (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

Complies

In accordance with Table E4.6.4 Safe Intersection Sight Distance for speed limit of 100km/h is 250m. The available sight distance exceeds 250m in both directions from the proposed access and complies with A1(a).

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E6.0 Parking and Sustainable Transport Code

<p>E6.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (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>Consistent The proposal is consistent with the purpose statements of the Code through compliance with the applicable standards.</p>

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Relies on Performance Criteria Table E6.1 requires one space per staff member plus two visitor spaces to be provided for domestic animal breeding, boarding or training use. Therefore, 22 spaces are required for 20 employees. There are 31 car parking spaces provided including two accessible car parking spaces. As seven spaces exceeds the requirement, the proposal has to satisfy the performance criteria.</p>
<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces;

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<p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(f) an assessment of the actual car parking demand determined in light of the nature of the use and development;</p> <p>(g) the effect on streetscape; and</p> <p>(h) the recommendations of any traffic impact assessment prepared for the proposal; or</p> <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the locality; or</p> <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>
<p>Complies</p> <p>Sufficient parking spaces have been provided to meet the minimum requirements of the planning scheme, although they exceed the maximum requirements. The excess parking is acceptable given the nature of the proposal with the peak parking demand will likely be higher (based on the peak traffic generation mentioned in the TIA) and the site is remote from any alternative parking options. The car parking is proposed in the front of the facility; behind the existing dwelling and approximately 350m from the frontage. Its visual impact on the streetscape is negligible.</p>
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>
<p>Complies</p> <p>The NCC requires one space for every 100 car parking spaces or part thereof for a class 5 building. Two accessible parking spaces have been provided on site.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective:</p> <p>To ensure that parking areas are constructed to an appropriate standard</p>
<p>Consistent</p> <p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) have a gradient of 10% or less;</p> <p>(b) be formed and paved;</p> <p>(c) be drained to the public stormwater system, or contain stormwater on the site;</p> <p>(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</p>

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<p>seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p>Complies All parking, access ways, manoeuvring and circulation spaces will: (a) have a gradient less than 10%; (b) be formed and paved; (c) be contain stormwater on-site; (d) in response to concerns raised by a representor the access way will be sealed as agreed by the applicant and conditioned on the permit; and (e) be line marked subject to a condition.</p>

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent</p> <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must: (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building. A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more. A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies</p> <p>(a) On-site turning is available on site to enable vehicles to enter and exit the site in a forward direction. (b) Table E6.2 requires a minimum width of 4.5m for the first 7m from the road carriageway and 3m thereafter. The width of the driveway tapers from Blessington Road to 3.5m. The initial 9m to a gate is a minimum width of 6.0m. West of the gate the wide reduces from 6m to 3.5m over a distance of 9m. Passing bays are provided at key locations along the access driveway that are 6m wide.</p>

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<p>(c) The parking dimensions are typically 2.6m wide x 5.4m long. These dimensions comply with the requirements of Table E6.3 of the Planning Scheme (requiring 2.6m x 5.4m).</p> <p>(d) The combined access and manoeuvring width adjacent to the parking spaces is 6.6m. This is greater than the minimum requirement of 6.4m under Table E6.3 of the Planning Scheme.</p> <p>(e) Vertical clearances are not applicable for this development.</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>

E6.6.3 Pedestrian access

<p>Objective: To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p>Consistent</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>Complies A 2.6m wide footpath is proposed between two accessible car parking space. A bollard is marked on the plans.</p>

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E9.0 Water Quality Code

E9.1 The purpose of this provision is to: (a) manage adverse impacts on wetlands and watercourses.
Consistent

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.
Consistent
A1 No acceptable solutions.
Relies on Performance Criteria There is no acceptable solutions defined therefore the proposal has to satisfy the performance criteria.
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.
Complies The proposed driveway does not cross the creek however does pass an existing dam. The access driveway is to run along the side of the dam and built at the same level. It is proposed that culverts to and from the dam run off will run under the driveway to the creek. Standard conditions are recommended that require the installation of appropriate soil and water management measures during construction and their maintenance until the site has vegetated sufficiently to mitigate erosion and sediment transport. The proposal is considered compliant with the performance criteria.

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E9.6.2 Development of watercourses and wetlands

Objective: To protect watercourses and wetlands from the effects of development and minimise water quality degradation.
Consistent
A1 A wetland must not be altered, modified, filled, drained, piped or channelled.
Complies No wetland will be affect by this proposal.
P1 No performance criteria.
A2 A pipe or culvert crossing of a watercourse for access purposes.
Complies No water crossing is required for access purposes.

E9.6.3 Discharges to watercourses and wetlands

Objective: To manage discharges to watercourses and wetlands so as not unreasonably impact the water quality.
Consistent
A1 All stormwater discharge must be: (a) connected to the public stormwater system; or (b) diverted to an on-site system that contains stormwater within the site.
Complies All stormwater discharge will be diverted to an on-site system.
P1 Stormwater discharges must not unreasonably impact on the water quality of watercourses or wetlands, having regard to: (a) the characteristics, volume and flow rates of the discharge; (b) the characteristics of the receiving waters; (c) the potential for erosion; (d) the potential for siltation and sedimentation; (e) the impact on hydrology; (f) any measures to mitigate impacts; and (g) any soil and water management plan.
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.
Complies There is no new point source pollution discharging directly into a watercourse proposed.

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E11.0 Environmental Impacts and Attenuation Code

<p>E11.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of sensitive uses; and (b) ensure the environmental impacts of new uses are eliminated, reduced or mitigated to avoid environmental harm or environmental nuisance.
<p>Not applicable This Code does not apply to the proposal as dog kennels are not listed in the table of activities.</p>

E18.0 Signs Code

<p>E18.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity; (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.
<p>Consistent An awning fascia sign on the front of the <i>porte cochere</i> is proposed and a ground based sign adjacent to the entry off Blessington Road to provide information essential to identify the location of the facility.</p>

E18.5 Development Standards

E18.5.1 Unacceptable signage

<p>Objective: To prevent unacceptable signage.</p>
<p>Consistent</p>
<p>A1 Signage must not be for the following sign types:</p> <ul style="list-style-type: none"> (a) an above awning sign; (b) bunting (flag and decorative elements); (c) a flashing lights sign; (d) a roof sign; (e) a sky sign; or (f) a third party sign.
<p>Complies None of any above signs are proposed.</p>
<p>P1 No performance criteria.</p>

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E18.5.2 Design and siting of signage

Objective:

To:

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

Consistent

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

Relies on Performance Criteria

The ground based sign does not meet the requirements set out in Table 1 of E18.6 it has a horizontal dimension greater than 2m (2.4m) and it is higher than 1.5m above the ground (2.2m). The awning fascia sign has a vertical dimension greater than 250mm. Both signs rely on the compliance with the performance requirements.

P1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table 1 of E18.6; and
- (b) be appropriate to the natural and built environment of the locality, having regard to:
 - (i) domination of the streetscape or premises on which it is located;
 - (ii) the size and dimensions of the sign;
 - (iii) the amenity to surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs; and
 - (vi) the obstruction of movement of vehicles and pedestrians.

Complies

It is considered that due to the size of the lot and dimension of the frontage to Blessington Road as well as the rural setting, the ground base sign will be appropriate within the locality. The sign is the only sign proposed of that type and highly likely to be the only sign proposed visible from the road. The sign is necessary to provide certainty of the location of the premises and access to the property by providing for clear and concise information to identify the facility for passing motorists. The sign is not illuminated and will not result in distraction for motorists.

The awning fascia sign is appropriate for the scale of the facility and building and the proximity to boundaries and colours. The sign is not illuminated and is unlikely to be visible from the public road and therefore is considered to be appropriate within the locality.

It is therefore considered to be compliant with the performance criteria.

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A3 A building or tenancy must have: (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and (b) no more than three individual signs in total.
Complies There are two types of signs proposed.
A4 A sign must not be illuminated.
Complies Both signs are not to be illuminated.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	Conditional consent
Environmental Health	Conditional consent
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2019/01651-LCC.
Department State of Growth	Conditional consent
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 30 November to 16 December 2019. Twenty four representations were received including 13 supporting the proposal. Additional comments were received after advertising. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

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A meeting of representors was conducted at the Town Hall, where the Manager City Development, Richard Jamieson and Town Planner, Maria Chledowska met with four residents to clarify the issues raised and the constraints on the planning scheme.

The applicant was provided with copies of all representations, less identifying details and provided their response. Two additional following reports were provided : (1) Response to Traffic Submissions was prepared by Midson Traffic Pty Ltd and (2) Acoustic Assessment prepared by Acoustic Logic. The summary of both reports are included in below table. For more details please refer to the respective reports.

<p>Issue 1: Noise concerns from dogs barking and proximity to housing. Noise emission from barking dogs is a major concern of the representors and particularly from the outside yards, where neighbours believe that proposed the 2.4m fence is not a sufficient measure to control noise. Due to the location of the site in the North Esk Valley, that works as 'a theatre amplifier' the noise emission of 150 dogs will reach the residents of St Leonards, White Hills and Relbia. The Council will be inundated with complaints regarding barking dog nuisances.</p>
<p>Response 1: <i>There are no specific noise limits in the planning scheme or the Environmental Protection Authority (EPA) Tasmania guidelines relating to the proposed animals boarding use. The Environmental Impact and Attenuation Code of the planning scheme does not include this use in the table of activities therefore this code does not apply to the proposal. The proposed location is greater than 300m from the three nearest dwellings. This is consistent with the new State Wide Planning Scheme that requires 300m buffer from dog kennels.</i></p> <p><i>Nevertheless, an Environmental Impacts and Attenuation Report, prepared by a suitably qualified person, was provided by the proponents and included in the exhibited documents. This report concluded there are no significant adverse impacts from noise, odour, dust or its visual appearance. However, the report has recommended inclusion of an additional vegetative screen along the southern boundary of the proposed facility and appropriate condition will be included.</i></p> <p><i>Furthermore, to address this concern the applicant provided an Acoustic Assessment that presents an assessment of noise emission from the proposed boarding facility. Noise emission predictions of dogs barking within the proposed development has been assessed to the nearest sensitive receivers in the immediate vicinity of the site.</i></p> <p><i>The report recommends acoustic treatments and management control conditions to ensure that the prescribed noise limits are achieved. The prescribed noise limits are generally not below 46 dB(A) during the day period, 41 dB(A) during the evening period</i></p>

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and 36 dB(A) during the night period (EPA Victoria guideline "Noise from Industry in Regional Victoria, Publication 1411 dated October 2011" (NIRV)). An appropriate condition will be included to ensure that the recommended acoustic treatment and management controls are implemented.

The report contains 'Soundplant Noise Contours Plots that indicate that there will be no noise emission pollution at the North Esk River valley caused by the proposed facility. The facility includes a Manager's residence on the first floor to ensure the dogs are managed throughout the night.

An Amenity Management Plan is required prior to the use commencing in relation to responding to public complaints. The plan must include protocols for dealing with complaints; details of complaints received regarding noise; and measures taken to address the issue.

Issue 2:

Traffic generated by the proposal and new access. Blessington Road is a busy road with log trucks, agricultural machinery, tourists, students and other road users. The proposal will create adverse traffic conditions, especially in the peak hours. It will create conflict between roads users and impact on road safety. The new access point and generated traffic will have an adverse impact on the existing access opposite of the road. New access is dangerous in the road of 100km/h speed limit. If permit is granted we request the internal driveway to be sealed and a hedge planted along the northern boundary.

Response 2:

Blessington Road is a state road and the application was referred to the Department of State Growth. The Department accepted the recommendations of the supplied Traffic Impact Statement (TIA) and do not object to the proposal. According to the TIA, Blessington Road is a major collector road, but it has relatively low traffic volumes for that class of road, and can easily accommodate the additional traffic.

There is also capacity in the broader (Council) network to accommodate the additional traffic (comment from the Council's Infrastructure Asset Planning Engineer).

Additional information was provided in response to concerns related to new access and traffic generated by the proposed facility. The response to the traffic submissions is set out in the following sections:

1. Traffic Volumes and traffic generation. *Blessington Road carries approximately 1,600 vehicles per day according to Department of State Growth traffic data obtained in May 2019. The capacity of Blessington Road is significantly higher than the recorded traffic flows. Hourly traffic flows are of greater importance in*

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determining capacity of a road network. The weekday morning peak hour volumes vary between 232 vehicles per hour (Wednesday) and 192 vehicles per hour (Friday). This is considered to be a relatively low peak hour volume for a major arterial road. There is considerable spare capacity to cater for the additional 44 vehicles per hour forecast for the proposed development. It is further noted that 44 vehicles per hour is less than one vehicle movement per minute on average.

2. Road Safety Performance.

(a) *School traffic conflict - It is possible that the morning peak traffic generation will occur during school peak periods. It is also noted that the peak operation periods associated with the development are likely to occur during school holidays.*

(b) *Heavy vehicle traffic - Blessington Road carries approximately 123 trucks per day. This is a relatively low truck volume for a rural arterial road. The potential conflict between traffic generated by the development and heavy vehicle traffic is therefore relatively low.*

(c) *Speed zoning - The development is located within the 100km/h speed zone. The access to the development is located approximately 250m from the start of the 100km/h. Property accesses are less frequent in the 100km/h zone (one of the factors for reducing speed limits is the number of accesses) and therefore, there is generally less conflict with vehicles entering and exiting property within the 100km/h zone compared to the lower speed zones elsewhere in the network. The access is located in a straight section of Blessington Road. Vehicles accessing the property will be visible from a safe distance on the approaches along Blessington Road.*

3. Access Design. The access was assessed using Austroads Guidelines. The turn volumes associated with the access and traffic volumes on Blessington Road are both relatively low. This results in the requirement for a 'Basic Auxiliary Lane' turn treatment which will be constructed to facilitate safe access to the development. The details of this access treatment are in Section 4.4 of the TIA. The design takes into account the speed zoning of Blessington Road. Note that if traffic volumes were higher in Blessington Road then more substantial turn lane treatments would be required. The access design is therefore, considered appropriate for the development in the context of the traffic conditions in Blessington Road.

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<p>Issue 3: Dogs impact on farming and environment. The escaping from the facility dogs can cause harm to sheep and cattle and stress on animals. Especially raptors, which appear to have habitat on the paddocks.</p>
<p>Response 3: <i>The purpose of the proposal is to provide for safe and secure day care and boarding facility for dogs while their owners are at work or on holiday. The outdoor exercise yards are to be screened by 2.4m fence. It is considered very unlikely that any dog will have an opportunity to escape from the facility.</i></p> <p><i>The site is located within the rural area on the outskirts south of St Leonards settlement and does not support any remnant native vegetation and hence, any habitat of threatened species. A search of the Natural Values Atlas has revealed no recorded species on the subject site.</i></p>
<p>Issue 4: Adverse visual impact. The proposed two storey, modern building will have a significant impact on the character of the area.</p>
<p>Response 4: <i>The site is within the Rural Resource zone which is characterised by large buildings. Such buildings are expected in the rural areas. The distance and the existing vegetation will provide sufficient separation between the building and the nearest dwelling which is 300m to the south. The development is down slope, and behind the existing house, it is not highly visible from Blessington Road. The view site that it is visible from is a dwelling to the south of the proposed development site. Therefore, vegetative screen is recommended along the southern boundary of the facility. The articulation of the building form, combination of colours and materials would also reduce its visual impact.</i></p>
<p>Issue 5: Impact on North Esk River/Waste water. Representors are concerned that the proposed facility will adversely impact on water quality in the river.</p>
<p>Response 5: <i>Although waste water management is considered at a building application stage the applicant has provided relevant information prepared by a suitably qualified person. The wastewater will include wastewater from the kennel wash down areas, dog hydro baths and washing of bedding. The total amount of wastewater generated from all areas is expected to be 750L per day. Proposed Treatment Method: Septic tank with evapo-Transpiration bed. All the wastewater will be treated in a 3,000L dual purpose septic tank. A second 3000L tank is recommended to allow for adequate pre treatment time in the tank for the dog waste. The wastewater will then gravity feed into two evapo-transpiration beds 22m x 1.2m x 0.5m. A cut off drain will need to be installed upslope of the disposal field.</i></p>

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

<p>Issue 6: Impact on surrounding land uses - two representors expressed their concerns regarding the impact of the proposed facility on their future plans regarding establishing hobby olive farm and orchard.</p>
<p><i>Response 6:</i> <i>The proposed domestic animal boarding facility is a permitted use in the zone. A refusal of the application based on future land uses of the adjoining properties would be inappropriate, specifically that land use capability of both adjoining properties has not yet been assessed and there is no evidence that the current proposal will be in conflict with the future land uses.</i></p>
<p>Issue 7: Property devaluation - representors are concerned that the proposed dog boarding facility would decrease value of their properties.</p>
<p><i>Response 7:</i> <i>This is not a planning consideration, however, it should be noted that a property value depends mainly on current use, future use and development potential and existing improvements on a site. The zone allows a permitted animal boarding facility and the proposal complies with all use and development standards. There is no evidence that the proposal will impact on value of the surrounding properties.</i></p>
<p>Issue 8: Support for the project - 13 out of 24 representors support the proposed facility. The facility will provide high standard care, safe and secure place for animals. It will provide retreat for assistance dogs when they are not working. The facility will also provide a venue for seminars and courses on dog care and training and related subjects, which will be a great service to the Launceston community. The facility will address demand for such services, which is clearly apparent. Tourist's will have an advantage to have the opportunity to leave their pets in a safe environment.</p>
<p><i>Response 8:</i> <i>It is acknowledged that the proposed facility provide necessary services for the community, job opportunity and encourage tourism.</i></p>

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.

9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

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

- 9.1 48 Blessington Road, St Leonards - Domestic Animal Breeding, Boarding or Training - Construction of an Animal Boarding Facility, New Access and Signage ...(Cont'd)**
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ATTACHMENTS:

1. Locality Map (*electronically distributed*)
 2. Plans to be Endorsed (*electronically distributed*)
 3. Planning Submission (*electronically distributed*)
 4. Land Capability Assessment (*electronically distributed*)
 5. Environmental Impacts and Attenuation Report (*electronically distributed*)
 6. Site and Soil Evaluation Summary (*electronically distributed*)
 7. Traffic Impact Assessment (*electronically distributed*)
 8. Acoustic Assessment (*electronically distributed*)
 9. Response to Traffic Submissions (*electronically distributed*)
 10. Representations (*electronically distributed*)
 11. TasWater SPAN (*electronically distributed*)
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9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit**FILE NO:** DA0002/2020**AUTHOR:** Laura Small (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Graeme Eric Hodskiss and Lynette Hodskiss
Property:	462 Glenwood Road, Relbia
Zoning:	Rural Living
Receipt Date:	2/01/2020
Validity Date:	3/01/2020
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	7/03/2020
Representations:	Four

STANDARDS REQUIRING COUNCIL DISCRETION

13.4.2 Building height, setback and siting
Planning Directive No. 6 Visitor Accommodation

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0002/2020 Visitor Accommodation - Construction of a Holiday Unit at 462 Glenwood Road, Relbia 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 Manager City Development unless modified by a condition of the Permit:

- a. Site Plan, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 01, Sheet No. A01, Dated 13.12.19, Amended Plans Required.
-

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

- b. Floor Plan, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 02, Sheet No. A02, Dated 13.12.19.
- c. Elevations, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 03, Sheet No. A03, Dated 13.12.19.
- d. Locality Plan, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 04, Sheet No. A04, Dated 13.12.19, Amended Plans Required.
- e. Development Plan, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 05, Sheet No. A05, Dated 13.12.19, Amended Plans Required.
- f. Overall Plan, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 06, Sheet No. A06, Dated 13.12.19, Amended Plans Required.
- g. 3D Views, Prepared by Lawson Homes Tasmania, Project Name - Proposed Residence 462 Glenwood Road, Relbia, Revision No. D, Page No. 07, Sheet No. A07, Dated 13.12.19.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show a minimum side setback of 16m.

3. LEGAL TITLE

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

4. USE LIMITATION

The use of Visitor Accommodation, defined as "use of land for providing short or medium term accommodation, for persons away from their normal place of residence" in the Launceston Interim Planning Scheme 2015, approved under this permit must not operate as a long term residential use or multiple dwellings.

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. 2020/00008-LCC, 13/01/2020 and attached to the permit.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

6. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

7. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

9. SOIL AND WATER MANAGEMENT PLAN

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

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

10. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

11. NO BURNING OF WASTE

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

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0002/2020. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to 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.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

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>>

D. Permit Commencement

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

E. On-Site Disposal of Effluent

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

F. Sale of Food and Beverages

If food and/or beverages are to be sold to visitors, including with an inclusive charge for food and accommodation, the Food Act 2003 will apply and the operator must notify the Council prior to operating the food business.

REPORT:**1. THE PROPOSAL**

The proposal is for the construction of a holiday unit (visitor accommodation) at 462 Glenwood Road, Relbia. The holiday unit will have a gross floor area of 129.6m and includes two bedrooms, two bathrooms, a combined kitchen, living dining area and an attached open carport.

The proposed use is classified as *Visitor Accommodation* under the Planning Scheme. A visitor accommodation use is a discretionary use in the Rural Living Zone. The proposal is seeking a reduction in the acceptable solution for the eastern side boundary setback.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	462 Glenwood Road, Relbia
Zone	13.0 Rural Living
Size	47,870m ²
Access	Existing- direct access off Glenwood Road
Shape	Rectangle Internal Lot
Slope	The property is consistently flat in the area of development
Existing structures	Single dwelling and one outbuilding
Connection to services	All services are maintained on site
Surrounding land	13.0 Rural Living
Overlays	E8.0 Biodiversity Code E9.0 Water Quality Code

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

13.0 Rural Living Zone

<p>13.1.1 Zone Purpose Statements</p> <p>13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.</p> <p>13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.</p> <p>13.1.1.3 To provide for use and development that is compatible with local natural values.</p>
<p>Consistent</p> <p>The proposed visitor accommodation is a discretionary application under the Visitor Accommodation Directive as guests will not be accommodated in existing buildings. The visitor accommodation will provide a compatible use and development that does not adversely impact on residential amenity. The proposal is consistent with the intent of the zone as it has demonstrated compliance with all relevant use and development standards.</p>

13.3 Use Standards

13.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
<p>Consistent</p> <p>The proposal complies with the acceptable solution of this standard.</p>
<p>A1 Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.</p>
<p>Complies</p> <p>Commercial vehicles will not operate at this site.</p>

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

13.3.2 Mechanical plant and equipment

Objective: To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.
Consistent The proposal complies with the acceptable solution of this standard.
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.
Complies No mechanical plant and equipment is to be used at this site.

13.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
Consistent The proposal meets the acceptable solution of this standard.
A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.
Complies No external lighting is proposed.

13.3.4 External storage of goods

Objective: To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
Consistent The proposal complies with the acceptable solution of this standard.
A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.
Complies No external storage of goods or material is expected at this site.

13.3.5 Commercial vehicle parking

Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.
Consistent The proposal complies with the acceptable solution of this standard.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

A1 Commercial vehicles must be parked within the boundary of the site.
Complies No commercial vehicles will be parked at this site.

13.3.6 Scale and intensity of use

Objective: To ensure that uses are of a scale and intensity that are consistent with the purpose of the zone.
Consistent The proposal complies with the acceptable solution of this standard.
A1 Use must have a combined gross floor area of no greater than 250m ² .
Complies The proposed visitor accommodation unit will have a gross floor area of 129.6m ² .

13.4 Development Standards

13.4.1 Site coverage

Objective: To ensure that site coverage: (a) is compatible with the character of the surrounding area; (b) provides sufficient area for private open space and landscaping; and (c) assists with the management of stormwater runoff.
Consistent Total site coverage is compatible with the character of the surrounding area and provides sufficient area for private open space and landscaping. The development proposal is consistent with the objective of the site coverage standard.
A1 Site coverage must be no greater than 5%.
Complies The title area of 462 Glenwood Road, Relbia excluding access ways, is 45,783m ² . The proposed visitor accommodation unit has a total roofed area of 197.31m ² contributing 0.4% to the total site coverage. The existing dwelling and outbuildings have a total roofed area of 515.58m ² . The combined site coverage will be equal to 1.55% or 712.89m ² .

13.4.2 Building height, setback and siting

Objective: To ensure that building bulk and form, and siting: (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjoining primary industry uses.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>Consistent The proposal is assessed as complying with the performance criteria in regards to a reduced side setback fitting in with the character of the surrounding area via an amended plan condition. The condition will ensure the siting of the dwelling maintains the amenity of adjoining lots and will be compatible with the pattern of development in the surrounding area.</p>
<p>A1 Building height, other than for outbuildings, must be no greater than 8m.</p>
<p>Complies The north east elevation plan shows the proposed holiday unit to have an overall height of 5m above natural ground level.</p>
<p>A2 Buildings, other than outbuildings, must be setback from a frontage no less than 20m.</p>
<p>Complies The proposed holiday unit is setback 250m from the frontage of Glenwood Road. The siting of the holiday unit will have no impact on the streetscape.</p>
<p>A3.1 Buildings, other than outbuildings, must be setback from a side boundary no less than 20m; and A3.2 Buildings, other than outbuildings, must be setback from a rear boundary no less than 20m.</p>
<p>Relies on Performance Criteria As shown on the Locality Plan, the proposed holiday unit is setback from the closest side boundary a distance of 10m. The proposal relies on the performance criteria.</p>
<p>P3 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding building; (d) the height bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) the privacy to private open space and windows of habitable rooms on adjoining lots; (g) sunlight to private open space and windows of habitable rooms on adjoining lots; (h) any existing screening or the ability to implement screening; and (i) the character of the surrounding area.</p>
<p>Complies The character of the surrounding area is characteristically single dwellings on large lots. Dwellings in the surrounding area are typically setback a minimum distance of 70m from the primary frontage and a similar distance from the rear boundary. The surrounding area shows dwellings having side setbacks between 7.1m and 54m. The site does not have topographical constraints to suggest a side setback of 10m is required. However, existing access and the location of dwellings on adjoining lots will ensure that no unreasonable loss of amenity to the occupiers of adjoining lots occurs.</p>

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>The proposed holiday unit will be located no less than 100m to the closest residential dwelling/ sensitive use, as so, the privacy to private open space and windows of habitable rooms on adjoining lots will be maintained. Surrounding buildings, including outbuildings, on adjoining properties are setback between 5m and 28m from the side boundary.</p>
<p>The representations received highlighted concerns regarding the siting of the holiday unit in relation to the character of the area and the loss of amenity to occupiers of adjoining lots. In response to these concerns the applicant offered an increase in the side setback.</p>
<p>An amended plan condition to increase the side setback will minimise the impact of the siting of the holiday unit on adjoining lots. The condition will require the setback from the eastern side boundary be increased to a minimum distance of 16m.</p>
<p>A4 Habitable buildings for sensitive uses must be setback no less than 200m from the boundary of the Rural Resource zone.</p>
<p>Complies The proposed holiday unit is setback a minimum distance of 740.7m from the Rural Resource Zone.</p>

Planning Directive No. 6 Visitor Accommodation

<p>Objective: That Visitor Accommodation:</p> <ul style="list-style-type: none"> (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
<p>Consistent The proposal is assessed as complying with the performance criteria. The holiday unit is compatible with the character of the area and will not cause an unreasonable loss of residential amenity.</p>
<p>A1 Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) accommodate guests in existing and habitable buildings; and (b) have a gross floor area of not more than 200m² per lot.
<p>Relies on Performance Criteria The proposal is for the construction of a visitor accommodation unit. Guests will not be accommodated in existing habitable buildings; the proposal relies on the performance criteria.</p>
<p>P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>(f) any impact on the owners and users rights of way.</p> <p>Complies The proposed holiday unit will be located no less than 100m to the closest residential dwelling/sensitive use, as so, the privacy of adjoining properties will be maintained.</p> <p>The proposal will utilise existing access from Glenwood Road and there are no rights of way that will be impacted by the development. The character of the surrounding area is typically single dwellings on large lots and the primary residential function of the area will be maintained.</p> <p>The representations received highlighted concerns regarding the siting of the holiday unit in relation to the character of the area and the loss of amenity to occupiers of adjoining lots. An amended plan condition to increase the side setback will minimise the impact of the siting of the holiday unit to users of adjoining lots.</p>

E6.0 Parking and Sustainable Transport Code

<p>E6.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (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>Consistent The proposal complies with the relevant acceptable solutions of the Parking and Sustainable Transport Code and the proposed development provides an appropriate level of parking facilities which meet the appropriate standards.</p>

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent The proposal provides an acceptable level of parking facilities for the intended use; the proposal is consistent with the objective of the code.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p>
<p>Complies Table E6.1 requires one car parking space per self-contained accommodation unit. The floor plan shows an attached double carport.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective: To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent The proposed parking areas will be constructed to an appropriate standard; the proposal is consistent with the objective of the code.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies The site plan shows the driveway and carport to be constructed of a rubble gravel base. The site is consistently flat and stormwater run off will be directed away from the proposed wastewater management system and discharged at ground level.</p>

E6.6.2 Design and layout of parking areas

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

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building. A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more. A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies The one required car parking space is provided via an attached double carport. The parking spaces and vehicular access ways meet the requirements in Tables E6.2 and E6.3 of the Parking and Sustainable Transport Code.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2020/00008-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 18 January to 3 February 2020. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

<p>Issue 1: Section 13.4.2 A3.1 states that <i>Buildings, other than outbuildings, must be setback from a side boundary no less than 20m.</i> As so, it is requested that the holiday unit be setback 20m from the boundary.</p>
<p>Response 1: <i>The proposal does not comply with the acceptable solution and as so relies on the performance criteria. The proposal is assessed as complying with the performance criteria via an amended plan condition. The condition will increase the side setback to 16m, consistent with the pattern of development in the surrounding area.</i></p>
<p>Issue 2: Having a visitor accommodation use so close to the boundary will affect the privacy and character in what is a rural area and lifestyle and will impact the residential use of existing dwellings.</p>
<p>Response 2: <i>The proposal is assessed as complying with the performance criteria. The proposed holiday unit will be located no less than 100m to the closest existing sensitive use ensuring that no unreasonable loss of amenity to occupiers of adjoining lots will occur. The holiday unit is setback an acceptable distance from surrounding sensitive uses and no impact to the current residential use of existing dwellings is expected as a result of the proposal.</i></p>
<p>Issue 3: The on site planning notice has not been properly displayed.</p>
<p>Response 3: <i>The onsite notice was erected at 462 Glenwood Road, Relbia on 17 January 2020 in full accordance with section 57 of the Land Use Planning and Approvals Act 1993 and the Land Use Planning and Approvals Regulations 2014.</i></p>

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.

9.2 462 Glenwood Road, Relbia - Visitor Accommodation - Construction of a Holiday Unit ...(Cont'd)

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.

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 Plan (*electronically distributed*)
 2. Plans to be Endorsed (*electronically distributed*)
 3. Plans to be Amended (*electronically distributed*)
 3. Representations (*electronically distributed*)
 4. TasWater SPAN (*electronically distributed*)
-

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units**FILE NO:** DA0734/2019**AUTHOR:** Catherine Mainsbridge (Senior Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Clontex Pty Ltd
Property:	96 Arthur Street East Launceston
Zoning:	Inner Residential
Receipt Date:	23/12/2019
Validity Date:	20/01/2020
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	5/03/2020
Representations:	Four

PREVIOUS COUNCIL CONSIDERATION:

DA0427/2001 - Install ground based sign

DA0314/2008 - Change of use to motel; Advertising sign - external illumination of existing ground base sign; building fascia sign - Undetermined.

STANDARDS REQUIRING COUNCIL DISCRETION

Planning Directive No. 6 Visitor Accommodation

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted from Council, for DA0734/2019 Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units at 96 Arthur Street, East Launceston subject to the following conditions:

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

The use must be carried out in accordance with the endorsed documents to the satisfaction of the Manager City Development unless modified by a condition of the Permit:

- a. First Floor Level
- b. Ground Floor Level - East Side
- c. Lower Level Parking
- d. Template Layout 1Br Apartments

2. LEGAL TITLE

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

3. VISITOR ACCOMMODATION USE

This permit allows the use of the land for Visitor Accommodation, defined as a Holiday Unit, for short-term accommodation for persons away from their normal place of residence, on a commercial basis, as defined in Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Schemes, issued 1 July 2018 and as modified on 1 August 2018.

4. AMENITY

Visitor Accommodation - The on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by the emission of noise, artificial light, vibration or any other source of nuisance.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0734/2019. You should contact the Council with any other use or developments, as they may require the separate approval of the 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.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to the Council.

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

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.

E. Sale of Food and Beverages

If food and/or beverages are to be sold to visitors, including with an inclusive charge for food and accommodation, the Food Act 2003 will apply and the operator must notify the Council prior to operating the food business.

F. Heat Pump Use

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

REPORT:

1. THE PROPOSAL

The application seeks approval for the existing eight single bedroom apartments to be used as Visitor Accommodation. The building extends over three levels in response to the

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

terrain, the western elevation having three levels and the eastern elevation, fronting My Street, has two. The lower level to the west provides parking for five cars and a guest laundry and is accessed off Arthur Street. The upper two levels each contain four single bedroom dwellings. Parking for at least three other vehicles is provided off My Street.

As the building has a floor area greater than 200m² (approximately 462m²), the proposal does not meet the acceptable solutions of Planning Directive 6 and the status of the application altered to Discretionary.

The building has been used as serviced apartments, for medium term stays, for a number of years. The current application is seeking clarification of the use as Visitor Accommodation.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The property is situated on the hillside to the east of the City centre in a well established residential area, on the north western corner of Arthur and My Streets. It is approximately a 10 minute walk from the CBD. Development in the area is primarily of character single dwellings, with a number of historic significance. These are interspersed with some more recent buildings including the subject site. There are two other similar apartment buildings along the southern end of Welman Street, the street below.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

Consistent

The proposed use as visitor accommodation meets objectives 11.1.1.2 and, relative to the immediate area, also complies with 11.1.1.4.

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

11.3 Use Standards

11.3.1 Hours of operation

Objective: To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.
Consistent
A1 Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.
Complies
The use will not generate any significant number of commercial vehicles.

11.3.2 Mechanical plant and equipment

Objective: To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.
Consistent
The proposal will not involve use of mechanical plant and equipment above domestic levels.
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.
Complies
A standard amenity condition will be applied to the permit.

11.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
Consistent
The proposal will not involve use of external lighting above domestic levels.
A1 The use must:
(a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential, Urban Mixed Use and Village zones; and
(b) contain direct light from external light sources within the boundaries of the site.
Complies
A standard amenity condition, which includes control of lighting, will be applied to the permit.

11.3.4 External storage of goods

Objective: To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
--

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

<p>Consistent There will be no goods stored externally.</p>
<p>A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.</p>
<p>Complies The use does not specifically require storage of goods. They may be the occasional drops off for laundry but these items are likely to located adjacent to the lower level laundry and are not considered a concern as such items would not be for an extended time.</p>

11.3.5 Commercial vehicle parking

<p>Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.</p>
<p>Consistent The use will not include Commercial vehicles.</p>

11.4 Development Standards

11.4.12 Location of car parking

<p>Objective: To: (a) provide convenient car parking for residents and visitors; (b) protect residents from vehicular noise within sites; and (c) minimise visual impact on the streetscape.</p>
<p>Not Consistent</p>

Planning Directive No. 6 Visitor Accommodation

<p>Objective: That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.</p>
<p>Consistent The proposal meets the objective as the use is compatible with the surrounding uses, should not have an impact on residential amenity, and will not impact on the safety and efficiency of vehicular movements in the area.</p>
<p>A1 Visitor Accommodation must: (a) accommodate guests in existing and habitable buildings; and (b) have a gross floor area of not more than 200m² per lot.</p>
<p>Relies on Performance Criteria The building is existing, contains eight one bedroom apartments and has a floor area of 460m² which is greater than 200m².</p>

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

<p>P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
<p>Complies The proposed change of use is assessed as having a significant impact on the privacy or amenity of adjoining properties. The residential natured use is existing on the site and the duration of the tenancies on the site has varied between longer and shorter term over the years. Therefore, the status of the use will not be substantially different.</p> <p>The use of Visitor Accommodation is similar to a residential use of the building in that the primary function is to provide overnight accommodation and generally have breakfast and possibly dinner. The intensity of the use will not alter and is considered to be compatible with the residential function of the area. Occupants may or may not be on-site during the day. There may be an occasional guest who may generate some additional noise but permanent residents are also likely to entertain guests.</p> <p>Use as visitor accommodation requires the same single car parking space as a single bedroom dwelling. The number of vehicles movements to and from the site will be similar, and possibly less than if the dwellings were permanently occupied. It is unlikely the dwellings will have a 100% occupancy rate.</p> <p>The number of parking spaces required for the both the use of the dwellings as long term or overnight accommodation is the same and the impact on the road system should be the same.</p> <p>As there are no rights of way involved (f) is not addressed. Otherwise the performance criteria are addressed.</p>
<p>A2 Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i>, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.</p>
<p>Complies The site is a Torrens title and complies with the acceptable solution.</p>

E6.0 Parking and Sustainable Transport Code

<p>E6.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (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

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

<p>transport in urban areas;</p> <p>(c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;</p> <p>(d) ensure that parking does not adversely impact on the amenity of a locality;</p> <p>(e) ensure that parking spaces and accesses meet appropriate standards; and</p> <p>(f) provide for the implementation of parking precinct plans.</p>
<p>Consistent The site has parking and is close to alternative means of transport available in the city, including walkability.</p>

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent Appropriate parking will be provided.</p>
<p>A1 The number of car parking spaces must:</p> <p>(a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or</p> <p>(b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or</p> <p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p>
<p>Complies Table E6.1 requires “1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater“. Parking is available on site for at least eight vehicles, both on the lower floor level and off My Street and meets the acceptable solution.</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>Consistent Bicycle parking can be provided on site.</p>
<p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>
<p>Complies Table E6.1 does not require bicycle parking to be provided.</p>

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

E6.5.3 Taxi spaces

Objective: To ensure that access for taxis is provided to meet the needs of the use.
Consistent Taxis can access the site.
A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required.
Complies As less than 50 spaces are necessary no taxi spaces are required.

E6.5.4 Motorcycle parking

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
Consistent Motorcycle parking can be provided on site.
A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.
Complies As less than 20 car spaces are necessary motor cycle parking is not required.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Consistent Car parking is appropriately constructed.
A1 All parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
Complies The car parking is existing and no further assessment of the code will be undertaken.

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

4. REFERRALS

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

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 22 January to 6 February 2020. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1: The proposed change of use to Airbnb's of City properties will reduce the number available residences in the City central.</p>
<p>Response 1: <i>Visitor Accommodation generally has a permitted status under the Visitor Accommodation Directive which allows for the use to operate within the zone. This application only has a Discretionary status based on the gross floor area of the building. As the property has been used for over 12 years as serviced accommodation the 'change' of use from more permanent accommodation has already occurred.</i></p>
<p>Issue 2: This type of use puts profit gains over the needs of the community.</p>
<p>Response 2: <i>This is not a criteria to be addressed by the planning scheme.</i></p>

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

<p>Issue 3: When moving to Launceston five years ago, LCC was promoting inner City living and seeking to encourage night activities to make the City safe. This offers a sense of community which cannot occur if properties continue to be converted to Airbnb and where neighbours are continually changing. The City is a delightful and friendly place which creates a 'charm' and reason for visitors come to the City.</p>
<p>Response 3: <i>Suitable accommodation for visitors is an important element of making Launceston a safer and successful City.</i></p>
<p>Issue 4: A critical mass of people living in the City, along with the provision of essential services is the way to enliven the CBD and encourage businesses to fill the vacant shops. This is not possible if permanent residences are converted to Airbnb which reduces the number of rentals. Launceston does not need to end up like Hobart. Please consider the future of our community.</p>
<p>Response 4: <i>Similar to the comment above, visitors do assist in enlivening the City centre and often add more people to the City centre than local residents. The Launceston and Hobart long term rental situation is not an assessment criteria of the planning scheme for individual applications.</i></p>
<p>Issue 5: The status quo of the City should be maintained especially so as not to alter the operation of Post Office clock over night by additional tourist accommodation in the City centre.</p>
<p>Response 5: <i>This is not an assessment criteria of the planning scheme.</i></p>
<p>Issue 6: The Ward system for Councillors should be returned so that residents have a point of contact. This is noted as "another matter".</p>
<p>Response 6: <i>This is not relevant to the application.</i></p>

6. CONCLUSION

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

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

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.

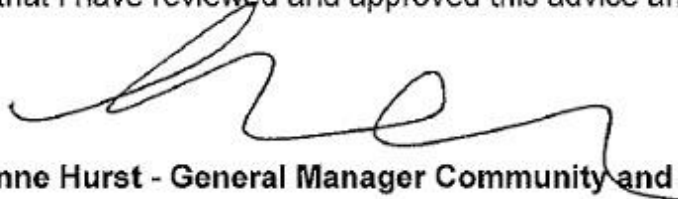
BUDGET & FINANCIAL ASPECTS:

Not considered relevant for 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

9.3 96 Arthur Street, East Launceston - Visitor Accommodation - Change of Use of Eight Dwellings to Holiday Units ...(Cont'd)

ATTACHMENTS:

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

10 ANNOUNCEMENTS BY THE MAYOR**10.1 Mayor's Announcements****FILE NO:** SF2375

Thursday 20 February 2020

- Officiated at the University of Tasmania's *Turn the Sod City Deal* event

Friday 21 February 2020

- Officiated at the University of Tasmania's *Student O Week* welcome

Saturday 22 February 2020

- Officiated at the Royal Automobile Club of Tasmania's *Symphony Under the Stars* VIP event
- Attended *Symphony Under the Stars*

Sunday 23 February 2020

- Officiated at the 2/40th Battalion Remembrance gathering
- Attended the *Tasmanian Oaks* and *Magic Millions* luncheon and Cup

Wednesday 26 February 2020

- Attended the Launceston luncheon and Cup

Saturday 29 February 2020

- Attended the Dover Oval Open Day

Sunday 1 March 2020

- Officiated at and participated in *Soggy Bottom* Regatta

Wednesday 4 March 2020

- Attended the International Woman's Day Breakfast with the Tamar Sunrise Rotary Club
-
-

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.)

13 COMMITTEE REPORTS**13.1 Tender Review Committee Meeting - 13 February 2020****FILE NO:** SF0100/CD.045/2019/CD.046/2019**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tenders submitted by

1. Fulton Hogan Industries Pty Ltd, Crossroads Civil Contracting Pty Ltd, Deray Contractors Pty Ltd and North Seal Pty Ltd for the Asphalt Placement Periodic Contract, Contract No CD.045/2019 be accepted for the period from February 2020 to June 2022 at the schedule of rates submitted (ECM Document Set ID Numbers 4219034, 4218938, 4219036 and 4219047). Based on the rates submitted and the sample projects used, the following recommendation is also provided when selecting these tenderers for either road or footpath asphalt sealing works: Road Asphalt Placement - Tenderers - Fulton Hogan Industries Pty Ltd, Crossroads Civil Contracting Pty Ltd and North Seal Pty Ltd and Footpath Asphalt Placement - Tenderers - Deray Contractors Pty Ltd and North Seal Pty Ltd; and
 2. Crossroads Contracting Pty Ltd and Fulton Hogan Industries Pty Ltd for the Spray Seal Contract, Contract No CD.046/2019 be accepted at the rates provided in the schedule of rates (ECM Document Set ID Numbers 4219090 and 4219088).
-

REPORT:

The Tender Review Committee Meeting, held on 13 February 2020, determined the following:

1. That the tenders submitted by Fulton Hogan Industries Pty Ltd, Crossroads Civil Contracting Pty Ltd, Deray Contractors Pty Ltd and North Seal Pty Ltd for the Asphalt Placement Periodic Contract, Contract No CD.045/2019 be accepted for the period from February 2020 to June 2022 at the schedule of rates submitted (ECM Document Set ID Numbers 4219034, 4218938, 4219036 and 4219047).
-

13.1 Tender Review Committee Meeting - 13 February 2020 ...(Cont'd)

Based on the rates submitted and the sample projects used, the following recommendation is also provided when selecting these tenderers for either road or footpath asphalt sealing works:

Road Asphalt Placement - Tenderers - Fulton Hogan Industries Pty Ltd, Crossroads Civil Contracting Pty Ltd and North Seal Pty Ltd

Footpath Asphalt Placement - Tenderers - Deray Contractors Pty Ltd and North Seal Pty Ltd; and

2. That the tenders submitted by Crossroads Contracting Pty Ltd and Fulton Hogan Industries Pty Ltd for the Spray Seal Contract, Contract No CD.046/2019 be accepted at the rates provided in the schedule of rates (ECM Document Set ID Numbers 4219090 and 4219088).

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:

3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET & FINANCIAL ASPECTS:

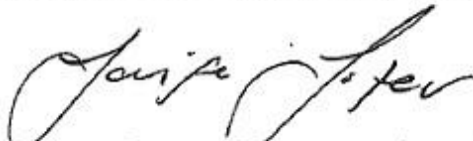
Not considered relevant to this report.

13.1 Tender Review Committee Meeting - 13 February 2020 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

13.2 Pedestrian and Bike Committee Meeting - 13 February 2020**FILE NO:** SF0618**AUTHOR:** Cathy Williams (Infrastructure and Engineering Officer)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To receive and consider a report from the Pedestrian and Bike Committee Meeting held on 13 February 2020.

RECOMMENDATION:

That Council receives the report from the Pedestrian and Bike Committee Meeting held on 13 February 2020.

REPORT:

The Pedestrian and Bike Committee, at its Meeting on 13 February 2020, discussed the following:

- Welcomed special guests - John McCausland as a potential pedestrian representative and Wayne Olsen from Auspost who have a valuable knowledge of Launceston walking and cycling networks.
 - Noted that the Greater Launceston Transport Vision and Work Plan would be launched for public consultation in the near future.
 - Noted that the December trail counts were similar to the previous (2017) numbers.
 - Discussed that preparations for *Bike Week 2020*, which runs from 1 to 8 March 2020, are well under way and will include such events as:
 - *Great Social Community Ride* from Churchill Park with BBQ after on Sunday, 1 March 2020.
 - *Pop Up Shop* at 68 St John Street.
 - Bike Maintenance Workshops.
 - *Car versus Bike Challenge* - Leaving from West Tamar Council Chambers at Riverside via the City and then going to various locations such as the library, shops and finishing at the Launceston Aquatic Centre - who will finish first? The event will be covered by the ABC and will be held on Wednesday, 4 March 2020.
 - *All For One* - Film to be shown at the Star Theatre on Wednesday, 4 March 2020.
 - *Ride 2 Night* - Bling up your bike and do a night ride on Friday, 6 March 2020.
 - Further *Bike Week 2020* events can be found at: <https://tamarbug.org.au/club-events/>.
-

13.2 Pedestrian and Bike Committee Meeting - 13 February 2020 ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

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 reflect 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 Area:

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

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

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

Focus Area:

3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

13.2 Pedestrian and Bike Committee Meeting - 13 February 2020 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

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

Workshops conducted on 27 February and 5 March 2020:

Preliminary Draft Launceston Airport Master Plan - Public Exhibition Phase Consultation

Councillors were provided with an opportunity to provide feedback or raise matters of concern relating to the Launceston Airport Draft Master Plan.

Proposed 2020/2021 Budget

Councillors reviewed the draft 2020/2021 budget preceding its presentation to Council for endorsement to release the document for public consultation.

Draft 2020/2021 Annual Plan and Fees and Charges

Councillors received the Draft 2020/2021 Annual Plan for discussion prior to its release for public consultation along with the 2020/2021 Fees and Charges for adoption.

Tamar River Estuary and Esk Rivers Program (TEER) Update

Councillors received an update on the TEER Program followed by discussion of the proposal for the new 2020-2024 Partnership Agreement.

2020 Workshop Planning Session

Councillors engaged in a planning session for the 2020 Workshop Schedule.

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

Assessment of Unsolicited Proposals to Develop Council Owned Property (High Level Procedure)

Councillors discussed any concerns or requirements regarding development of a proposal against the Unsolicited Proposals to Develop Council Owned Property (High Level Procedure).

University of Tasmania Inveresk Parking Plan

Councillors received an update on the University of Tasmania Inveresk parking plan.

Lease Arrangements - Council Assets

Councillors discussed current leasing arrangements.

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.

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

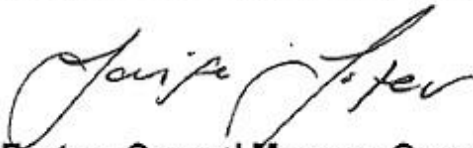
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS**17.1 City of Launceston Draft Cultural Strategy****FILE NO:** SF3547**GENERAL MANAGER:** Tracy Puklowski (Creative Arts and Cultural Strategy Network)

DECISION STATEMENT:

To endorse the release of the City of Launceston Draft Cultural Strategy for public consultation.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 24 October 2019 - *Our Place, Our People, Our Stories* - City of Launceston Cultural Strategy Introduction and Discussion

Workshop - 20 February 2020 - Draft City of Launceston Cultural Strategy

RECOMMENDATION:

That Council endorses the release of the City of Launceston Draft Cultural Strategy (ECM Document Set ID 4250311) for a four week period of public consultation.

REPORT:

The City of Launceston Draft Cultural Strategy is the culmination of work that originated in 2017, when Robyn Archer AO introduced the Council to the concept of culture as the overall encompassing feeling that visitors and residents associate with their experience from a place. It was determined at that stage that a Cultural Strategy was required to provide a vision and direction for Launceston as a culturally vibrant City and destination and to proactively leverage opportunities from cultural assets and the arts to realise untapped potential for the municipality and the region.

After a review of previous work and extensive community and stakeholder feedback, a final draft document is now ready for community consultation.

17.1 City of Launceston Draft Cultural Strategy ...(Cont'd)

DRAFT STRATEGY:

The City of Launceston Draft Cultural Strategy acknowledges the importance of engaging with cultural activity and creates a framework for the City of Launceston to act consciously in the cultural policy arena by positioning culture alongside economic, social and environmental policy areas. It creates a means for the City to maximise Launceston's unique cultural opportunities and aligns the City with national and international initiatives in the cultural space.

By identifying the City's cultural strengths, cultural opportunities and challenges and understanding the role of culture in building a sustainable future, the City of Launceston Draft Cultural Strategy clarifies the role of culture in Local Government and sets five strategic focus areas fundamental to achieving the following bold vision:

- Launceston is a dynamic place where people live meaningful and culturally vital lives; filled with stimulating activities, highlighted by aesthetically rich experiences and fuelled by curiosity; and
- Launceston is a welcoming place which builds a better future by celebrating the rich cultural diversity of its people and recognising the stories of the past.

The final step in the development of the Cultural Strategy is a four-week period of community consultation.

ECONOMIC IMPACT:

The City of Launceston Draft Cultural Strategy asserts that a culturally vibrant community is an attractive place to establish and grow innovative businesses and build Launceston's brand as a place of effortless living and classic culture. Enhancing the City's cultural vitality will make the region a more attractive place to settle and raise a family, increase local engagement in cultural activities, and promote Launceston as a year-round cultural tourism destination.

ENVIRONMENTAL IMPACT:

While it is not the role of a Cultural Strategy to directly address the impact of environmental change, the City of Launceston Draft Cultural Strategy acknowledges the leading role that Launceston's cultural institutions have to play in terms of raising awareness of environmental change and helping to build community resilience.

SOCIAL IMPACT:

The Cultural Strategy will strengthen community pride and a sense of belonging, by leveraging Launceston's rich cultural assets. It also has a key role to play in positioning Launceston as a welcoming place that recognises and celebrates the benefits of cultural diversity.

17.1 City of Launceston Draft Cultural Strategy ...(Cont'd)

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.

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

ATTACHMENTS:

1. City of Launceston Draft Cultural Strategy (*electronically distributed*)
-

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS**18.1 Cities Power Partnership Pledges****FILE NO:** SF2675**AUTHOR:** Michael Attard (Team Leader Sustainability)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider Council approval for five Cities Power Partnership pledges.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 13 February 2020 - Cities Power Partnership Pledges

Council - 3 October 2019 - Agenda Item 18.3 - Sustainability Strategy Report

Council - 8 August 2019 - Agenda Item Number 14.1 - Notice of Motion - Councillor N D Daking - Climate Emergency

RECOMMENDATION:

That Council commits to the following five Cities Power Partnership pledges for the City of Launceston as a requirement of membership of the Cities Power Partnership:

1. powers the Council's operations by renewable energy and set targets to increase the level of renewable power for the Council's operations over time.
 2. encourages sustainable transport use such as public transport, walking and cycling through the Council's transport planning and design.
 3. supports cycling through provision of adequate cycle lanes, bike parking and end-of-ride facilities.
 4. lobbies State and Federal Governments to increase sustainable transport options.
 5. achieves 100% divestment from fossil fuel-aligned investments at the earliest possible date.
-
-

18.1 Cities Power Partnership Pledges ...(Cont'd)

REPORT:

The City of Launceston (CoL) agreed to join the Cities Power Partnership (CPP) in October 2019, as an immediate action of the Sustainability Strategy and to support the Council in achieving climate change targets endorsed in August 2019. As part of joining the CPP, member Councils agree to select five pledge items within the first six months of membership. The CoL is, therefore, due to finalise five actions to comprise pledge items, chosen from a number of options provided by the CPP.

Shortlisting of potential items involved a process of officer input from across the Council networks, community feedback provided during the *Tomorrow Together* community engagement program and a review of what actions the Council has already undertaken, or is well positioned to undertake in the near future. The shortlist was then prioritised by Councillors at a Workshop.

Once endorsed by Council, the five pledge items will be submitted to the CPP and reported against annually. They will also be incorporated into the Council's draft Carbon Management Action Plan, which is currently in development and awaiting the outcomes of the CPP pledge decision.

ECONOMIC IMPACT:

Consideration is provided in previous decisions that addressed sustainability and carbon emissions targets.

ENVIRONMENTAL IMPACT:

Consideration is provided in previous decisions that addressed sustainability and carbon emissions targets.

SOCIAL IMPACT:

Consideration is provided in previous decisions that addressed sustainability and carbon emissions targets.

18.1 Cities Power Partnership Pledges ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

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

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

Focus Areas:

3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

18.2 Closure of Part of Charolais Drive, Norwood

FILE NO: SF1267

AUTHOR: Duncan Campbell (Team Leader Legal Services)

GENERAL MANAGER: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the closure of part of Charolais Drive, Norwood.

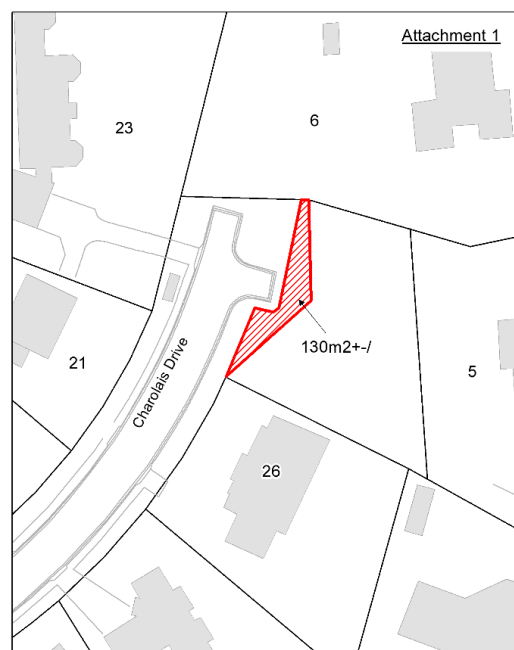
PREVIOUS COUNCIL CONSIDERATION:

Council - 24 April 2017 - Agenda Item 18.2 - Disposal of part of Road Reservation - Charolais Drive

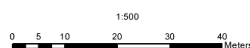
RECOMMENDATION:

That Council:

1. pursuant to section 14 of the *Local Government (Highways) Act 1982* (Tas), forms the opinion that part of Charolais Drive, Norwood, as identified in the plan as shown below, should be closed because of lack of use.



Area of proposed Highway Closure



18.2 Closure of Part of Charolais Drive, Norwood ...(Cont'd)

2. requests the Chief Executive Officer to do anything necessary to effect the closure of the highway and remove any related restrictions on the relevant land, including but not limited to exercising Council's powers under the *Local Government (Highways) Act 1982* (Tas) and the *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas).
 3. notes, for the avoidance of doubt, Chief Executive Officer means the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
-

REPORT:

On 24 April 2017, Council formed the opinion that 130m² of highway in Charolais Drive, Norwood should be closed on the basis of lack of use. Advice from the Infrastructure Directorate to Council at that time was that the relevant land was likely to meet the lack of use requirement in order to close the highway.

Notification of the intended closure was provided, but not all requirements were met.

Given the passage of time and a change in the owners and occupants in the area, a new decision of Council is required to ensure that notice of the intended closure can be properly given.

On 24 April 2017, the following advice was provided in the report to Council in relation to the relevant part of Charolais Drive:

The subdivision proposal DA0229/2016 has previously been advertised which included detail of the proposal to transfer part of the road lot. One neighbour made a representation during advertising on the basis of a concern that the road might have been altered to the extent that it affected access to or the convenience of the adjoining properties. The representation was withdrawn after clarification that there was no alteration to the existing road.

The area in question is at the end of a cul-de-sac street and the land is of considerable slope. The Infrastructure Directorate's assessment is that the area is likely to meet the 'lack of use requirement'. An onsite notice and public advertising will determine if any other party has a concern with the closure.

The earlier advice to Council, regarding the lack of use requirement, is strengthened by the fact that no formal objections have been received since the original decision in this matter.

18.2 Closure of Part of Charolais Drive, Norwood ...(Cont'd)

If Council decides to form the opinion as recommended, Council Officers will undertake notification of the intended closure as required. Any objection received will be referred to the Magistrates Court (Administrative Appeals Division) for determination.

Once notification requirements have been met and assuming no objections are received, Council may close the highway.

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

Priority Area 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 Area -

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

18.2 Closure of Part of Charolais Drive, Norwood ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 Budget Amendments - 2019/2020 Statutory Estimates****FILE NO:** SF6641**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider changes to the Council's 2019/2020 Statutory Estimates.

This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council, by absolute majority:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) approves the following changes to the 2019/2020 Statutory Estimates:
 - (a) Revenue
 - (i) the net decrease in revenue from external grants and contributions of \$534,087.
 - (b) Expenses
 - (i) the net decrease in operations expenditure of \$7,416.
 - (c) Capital Works Expenditure
 - (i) the net decrease in expenditure from external funds of \$534,087.
 - (ii) the increase in Council funded expenditure of \$7,416.
 2. notes that amendments from Recommendation 1. results in:
 - (a) the operating surplus being amended to \$6,264,378 (including capital grants of \$8,137,875) for 2019/2020.
 - (b) the capital budget being decreased to \$27,817,667 for 2019/2020.
-

19.1 Budget Amendments - 2019/2020 Statutory Estimates ...(Cont'd)

REPORT:

The budget amendments are changes to the Statutory Estimates which require a Council decision. The changes relate to external grant revenue and transfers between Operations and Capital projects.

	Operations \$'000	Capital \$'000
Statutory Budget as at 1/07/2019	3,826	25,379
Adjustments approved by Council to 31/12/2019	2,965	2,965
Balance Previously Advised as at 31/12/2019	<u>6,791</u>	<u>28,344</u>
 <u>Amendments</u>		
Capital to Operations	(8)	(8)
Operations to Capital	15	15
External Funds	(534)	(534)
Statutory Budget as at 31/01/2020	<u>6,264</u>	<u>27,817</u>
 Deduct Capital Grants and Contributions	 <u>(8,138)</u>	
Underlying Operating Budget Surplus	<u>(1,874)</u>	

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure. Details of the amendments are as follows:

1(a) The following items need to be reallocated from Capital to Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23883	City Wide Play Space Equipment Renewal	\$175,000	\$7,584	\$0	\$167,416
OP22837	Parks and Sustainability Transfers from Capital 2019/2020	\$0	\$0	\$7,584	\$7,584
	Totals	\$175,000	\$7,584	\$7,584	\$175,000

The project scope of works:

Some works undertaken under the City Wide Play Space Equipment Renewal project have been identified as not meeting the requirements under the City of Launceston (CoL) Capitalisation Framework Document. As these costs cannot be capitalised, the expenditure has been moved to operations and requires matching budget to also be transferred.

19.1 Budget Amendments - 2019/2020 Statutory Estimates ...(Cont'd)

Summary Table

Capital to Operations	Operations	Capital
City Wide Play Space Equipment Renewal	\$7,584	(\$7,584)
TOTAL	\$7,584	(\$7,584)

1(b) The following items need to be reallocated from Operations to Capital.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22748	Invermay Park Female Friendly Change Rooms	\$15,000	\$15,000	\$0	\$0
CP24054	Invermay Park Change Rooms Upgrade	\$75,000	\$0	\$15,000	\$90,000
	Totals	\$90,000	\$15,000	\$15,000	\$90,000

The project scope of works:

An amount of \$15,000 was budgeted in 2019/2020 for a major operations project which is for the works being undertaken on the Invermay Park Changes Upgrade. These funds are to be transferred across to the capital project as all works undertaken have been assessed to be capital in nature.

Summary Table

Operations to Capital	Operations	Capital
Invermay Park Change Rooms Upgrade	(\$15,000)	\$15,000
TOTAL	(\$15,000)	\$15,000

1(c) The following items have been affected by external funding changes which affects both the Capital and Operations budgets.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24009	Queechy Lake Bird Hide	\$50,000	\$10,000	\$0	\$40,000
G10067.12160	Capital Grants - Facilities	(\$10,000)	\$0	\$10,000	\$0
	Totals	\$40,000	\$10,000	\$10,000	\$40,000

19.1 Budget Amendments - 2019/2020 Statutory Estimates ...(Cont'd)

The project scope of works:

The City of Launceston (CoL) put in for a \$10,000 grant to go towards the Queechy Lake Bird hide. CoL were unsuccessful in their application for this grant and the external funding will not be received.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10066.12565	Capital Contributions - Sports Facilities	(\$390,462)	\$1,413	\$0	(\$391,875)
CP23940	Hoblers Bridge Netball Centre Facilities	\$80,000	\$0	\$1,413	\$81,413
	Totals	(\$310,462)	\$1,413	\$1,413	(\$310,462)

The project scope of works:

The Tasmanian Netball Centre has provided a capital contribution of \$1,412.60 which was the amount required to spend over the \$80,000 State grant and enable the purchase of an additional mobile grandstand for the centre.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23992	UTAS Stadium and Inveresk Car Park	\$500,000	\$500,000	\$0	\$0
G10150.12160	York Park Capital Grants	(\$529,500)	\$0	\$500,000	(\$29,500)
	Totals	(\$29,500)	\$500,000	\$500,000	(\$29,500)

The project scope of works:

This car park project has been deferred for this financial year.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24054	Invermay Park Change Rooms Upgrade	\$90,000	\$25,500	\$0	\$64,500
G10150.12160	York Park Capital Grants	(\$29,500)	\$0	\$25,500	(\$4,000)
	Totals	\$60,500	\$25,500	\$25,500	\$60,500

19.1 Budget Amendments - 2019/2020 Statutory Estimates ...(Cont'd)

The project scope of works:

For 2019/2020, \$25,500 was budgeted for the Invermay Park Change Rooms Upgrade project for funding to be received under the Levelling the Playing Field Grants Program. These funds were received in 2018/2019 and a budget amendment processed against the project at the time. No further funding under the grants program will be received in 2019/2020 and the budget needs to be amended to reflect this. There remains an amount of \$4,000 from AFL which is still anticipated to be received towards the project costs. This budget amendment reduces the amount of external funding on the project.

Summary Table

External Funding	Operations	Capital
Queechy Lake Bird Hide	\$10,000	(\$10,000)
Hoblers Bridge Netball Centre Facilities	(\$1,413)	\$1,413
UTAS Stadium and Inveresk Car Park	\$500,000	(\$500,000)
Invermay Park Change Rooms Upgrade	\$25,500	(\$25,500)
TOTAL	\$534,087	(\$534,087)

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 fairly and equitably discharge our statutory and governance obligations.
 3. To ensure decisions are made on the basis of accurate and relevant information.
 5. To maintain a financially sustainable organisation.
-

19.1 Budget Amendments - 2019/2020 Statutory Estimates ...(Cont'd)

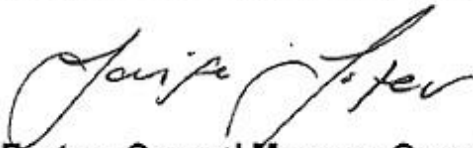
BUDGET & FINANCIAL ASPECTS:

As per the 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

19.2 Budget Amendments (for Council) - Launceston Aquatic Centre Energy Project**FILE NO:** SF6641**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider changes to the Council's 2019/2020 Statutory Estimates.

This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council, by absolute majority:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) approves the following changes to the 2019/20 Statutory Estimates:
 - (a) Capital Works Expenditure
 - (i) the increase in Capital expenditure of \$1,774,350.
 2. notes that amendments from Recommendation 1. results in:
 - (a) the operating surplus remaining at \$6,264,378 (including capital grants of \$8,137,875) for 2019/2020.
 - (b) the capital budget being increased to \$29,592,017 for 2019/2020.
-

REPORT:

The budget amendment is a change to the Statutory Estimates, which requires a Council decision. The changes relate to capital funding required for the Launceston Aquatic Centre (LAC) Energy Project in the 2019/2020 financial year.

19.2 Budget Amendments (for Council) - Launceston Aquatic Centre Energy Project ...(Cont'd)

Details of the amendment are as follows:

	Operations	Capital
	\$'000	\$'000
Statutory Budget as at 1/07/2019	3,826	25,379
Adjustments approved by Council to 31/12/2019	2,438	2,438
Balance Previously Advised as at 31/12/2019	6,264	27,817
 <u>Amendments</u>		
Capital Budget Increase		1,774
Operations to Capital		
External Funds		
Statutory Budget as at 31/01/2020	6,264	29,592
Deduct Capital Grants and Contributions	(8,138)	
Underlying Operating Budget Surplus	(1,874)	

This Budget Amendment follows as a result of Council's decision in the 20 February 2020 Meeting to approve the Launceston Aquatic Centre Energy Project.

ECONOMIC IMPACT:

The estimated capital cost for the Heat Pump and Solar PV systems is \$1.774m, with a combined payback period of approximately four years.

Goanna has supplied financial analysis of the Centre's energy options, including sensitivity analysis for upper and lower-case scenarios. This analysis suggests that procurement of a Heat Pump and Solar PV system will reduce operating costs from \$413,000 (year one) to \$502,000 (year five).

ENVIRONMENTAL IMPACT:

Switching from non-renewable gas-powered heat generation to electric generation will take advantage of Launceston's environmentally friendly renewable energy sources and reduce the organisation's greenhouse gas emissions. The inclusion of a 99kW Solar PV system will increase the Council's current solar capacity from 393kW to 492kW.

Given the regional significance of the LAC facility, the replacement of non-renewable, high emissions gas power to more sustainable renewables are a high-profile opportunity to showcase the City of Launceston's commitment to carbon emissions reduction and a move to 100 percent renewable energy by 2025.

19.2 Budget Amendments (for Council) - Launceston Aquatic Centre Energy Project ...(Cont'd)

Based on energy consumption data across facilities, this conversion also represents the greatest single emissions-reduction opportunity within the Council's current capability, representing the highest-impact action that the Council could make at this time to meet its commitments under Council's Climate Emergency Declaration (8 August 2019). An additional benefit is that, being a publicly used and valued facility, converting to near-100 percent renewables allows community users to also participate in the move to increased sustainability.

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.
5. To maintain a financially sustainable organisation.

BUDGET & FINANCIAL ASPECTS:

The financial data provided in this report has been derived from Goanna Energy's reported energy system operating costs and COVA's preliminary capital investment estimate.

Financial Details

Table 1 displays the operating costs of each Heat Pump and Solar PV scenario compared with Cogen BAU. These figures include depreciation and maintenance.

19.2 Budget Amendments (For Council) - Launceston Aquatic Centre Energy Project ...(Cont'd)

Table 1 - Energy System Operational Expenditure

	FY20/21*	FY21/22	FY22/23	FY23/24	FY24/25
Co-Gen BAU	\$988,485	\$1,004,405	\$1,045,303	\$1,077,849	\$1,099,927
Heat Pump and Solar PV (Upper Scenario)	\$828,818	\$629,460	\$710,915	\$735,503	\$758,996
Heat Pump and Solar PV (Standard Scenario)	\$702,379	\$543,417	\$562,461	\$580,542	\$597,590
Heat Pump and Solar PV (Lower Scenario)	\$592,615	\$457,159	\$453,028	\$466,032	\$478,874

* The full savings of the Heat Pump will not be realised in FY2020/2021, as the use of gas will continue until the Heat Pump is commissioned in December 2020.

Table 2 displays the payback period of each Heat Pump and Solar PV scenario.

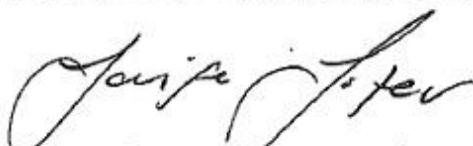
Table 2 - Heat Pump and Solar PV Payback Period

	Year 1	Year 2	Year 3	Year 4	Year 5
Heat Pump and Solar PV (Upper Scenario)	-\$1,419,116	-\$1,008,271	-\$637,983	-\$259,737	\$117,094
Heat Pump and Solar PV (Standard Scenario)	-\$1,325,905	-\$829,017	-\$310,276	\$222,931	\$761,168
Heat Pump and Solar PV (Lower Scenario)	-\$1,232,816	-\$649,670	-\$21,495	\$626,222	\$1,283,175

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS**20.1 Northern Tasmania Development Corporation - Funding Commitment****FILE NO:** SF2367/SF3532**CHIEF EXECUTIVE OFFICER:** Michael Stretton

DECISION STATEMENT:

To consider the draft Northern Tasmania Development Corporation Members' Agreement 2020-2023.

PREVIOUS COUNCIL CONSIDERATION:

Strategic Planning and Policy Committee - 20 May 2013 - Northern Tasmania Development - 3 Year Funding Commitment

Workshop - 6 June 2016 - New Northern Tasmania Development Organisational Model

Workshop - 13 February 2020 - NTDC Draft Members' Agreement

RECOMMENDATION:

That Council:

1. endorses the draft Northern Tasmania Development Corporation Members' Agreement 2020-2023 (ECM Document Set ID Number 4250133) and in doing so, agrees to remain a member of Northern Tasmania Development Corporation for the duration of the agreement; and
 2. agrees to continue to fund the Northern Tasmania Development Corporation's Population Attraction Coordinator position, which comprises an additional contribution of \$21,000 above the base contribution.
-

REPORT:

The Northern Tasmania Development Corporation (NTDC) was formed officially in February 2017 and is funded by seven of the eight Northern Councils including City of Launceston, Northern Midlands, Meander Valley, Flinders, Break O'Day, George Town and West Tamar. The Dorset Council has opted not to be an NTDC member. The current three-year members' agreement with NTDC expires in June 2020 and the member Councils are being asked to consider a draft member agreement for the next three years.

**20.1 Northern Tasmania Development Corporation - Funding Commitment
...(Cont'd)**

The primary objectives of the NTDC, as set out in the Company Constitution 2017, are to:

- (a) provide pro-active, engaged and strategic regional economic leadership;
- (b) consolidate an agreed vision for the development, sustainability and prosperity of the geographic region that the Company's Members encompass;
- (c) implement a strategic economic action plan based on the Northern Regional Futures Plan framework or similar; and
- (d) to provide effective representation and advocacy to State and Federal Government and other stakeholders.

NTDC is a not-for profit organisation and the constitution notes that it is a fundamental principal of NTDC is that the Members remain in effective control of the Company for the purposes of achieving the primary objectives for the benefit of the Members.

The Company has a Board of Directors comprising not less than three and not more than nine Directors (the Board) but it is generally agreed that the optimal size of the Board is seven Directors.

The over-riding intention is to have a skills-based Board, however, the draft members' agreement has been altered to require that the Board includes specific local government experience in the future.

When considering the future funding of NTDC late last year the General Managers of the member Councils completed a review which identified that the organisation has come a long way since Bill Fox and Associates completed the Review of Regional Bodies in Northern Tasmania in February 2016, which provided the basis for the current NTDC governance structure. The Fox Review was initiated to address a range of issues identified with the former Northern Tasmania Development (NTDC) organisation. These issues are outlined below, together with a comment on the current status of the issues:

**20.1 Northern Tasmania Development Corporation - Funding Commitment
...(Cont'd)**

Issues to be Addressed by proposed Governance Structure	Comment on the Current Status of the Issues
Purpose never been clearly defined and continually reviewed.	The purpose of the organisation is now clear.
Unrealistic expectations of the organisation by many constituents.	This is still an issue with some Councils and stakeholders within the Launceston community continuing to question the value of what NTDC is delivering. This will be addressed through a renewed focus on the delivery of the recently completed Northern Region Economic Development Plan (NREDP).
The organisation has repeatedly had to prove its 'reason for being' and has therefore been over-focused on its survival.	While this has reduced in intensity and frequency, it remains an issue with several member Councils continuing to question the value they are receiving from their financial contribution to NTDC. Again, this should be addressed as per the previous comment.
Recognition that the Board membership is too narrow and the agenda is restricted.	It is felt that perhaps the pendulum has swung too far the opposite way in this respect, and the Board is now pursuing a wide agenda which is not well understood by, and possibly not endorsed by, the member Councils. Additionally, the portfolio based nature of the Board should be reviewed to determine if it is delivering in the objectives, or whether a move to a skills based Board should be considered. It is proposed to include Local Government membership on the Board comprising a General Managers' and Mayoral representative. This should address this issue.
Limited resources and capacity to connect and influence at high political levels therefore inability to gain State Government confidence.	NTDC is still suffering from having limited resources and capacity to deliver outcomes. However, there is government confidence in NTDC, so this has improved since 2016.
A lack of annual planning providing a clear direction for activities and a benchmark for performance measuring.	Whilst the NTDC Board and Executive complete annual planning for the organisation, this is still an issue, especially for the member Councils. There is no formalised annual planning with the member Councils and this is serving to create a disconnect between NTDC and the Councils which will be addressed in the new agreement.

**20.1 Northern Tasmania Development Corporation - Funding Commitment
...(Cont'd)**

Established and funded to optimise economic growth for the North but unable to optimise/attain the true capacity of the region.	This has/is being addressed through the development of the Regional Economic Development Plan.
Lack of delegations by Councils and with the organisation not fully empowered.	While the reform served to empower the Board it has also served to disconnect the Board from the Member Councils. This needs review to establish a balance where the Board is empowered, however, that the Member Council have an ability to connect and engage with the Board.
Local Government recognises importance of NTDC's role, as smaller Councils do not have the capacity/resources to lead or implement significant regional projects.	The Regional Economic Development Plan is an example of a project, which has addressed this concern.
Widespread recognition that the current model is dysfunctional.	This concern has been addressed.

NTDC has now been in operation since February 2017 and has been responsible for leading a number of regional initiatives, including the development of the Northern Regional Economic Development Plan. It has been identified, however, that there is room for improving connection with the member Councils. Under the terms of the proposed Member Agreement there is opportunity to address this disconnect by including Mayoral and General Manager Representation on the Board and by enhancing NTDC's engagement with member Councils.

With the development of the Northern Regional Economic Development Plan to further guide the activities and initiatives of NTDC and under the guidance of the new Chief Executive Officer, Mark Baker, it is anticipated that NTDC will continue to develop as an organisation and deliver on its organisational objectives and goals into the future.

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

By 2026 NTDC's goals are to:

**Achieve a 50% increase in GRP; create 8000 new jobs; and
achieve an \$100 per week increase in average weekly wage**

**20.1 Northern Tasmania Development Corporation - Funding Commitment
...(Cont'd)**

To do this, the NTDC team will be pursuing a strategic and proactive role in identifying regional priorities and undertaking strong advocacy and collaboration with business, the community and the three tiers of government with the objective of significantly improving the prosperity of our region.

It is important that our region has a strongly collaborative regional economic development organisation into the future in order to achieve these goals and therefore it is recommended that the draft three year member agreement be approved by Council.

ECONOMIC IMPACT:

There are significant positive advantages which can be realised by having a coordinated regional response to the economic and demographic challenges facing the City of Launceston and the Northern Tasmania Region. NTDC is vital to achieving the necessary level of coordination as its role is to:

- provide pro-active, engaged and strategic regional economic leadership;
- consolidate an agreed vision for the development, sustainability and prosperity of the geographic region that the Company's Members encompass;
- implement a strategic economic action plan based on the Northern Regional Futures Plan framework or similar; and
- provide effective representation and advocacy to State and Federal Government and other stakeholders.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

20.1 Northern Tasmania Development Corporation - Funding Commitment ...(Cont'd)

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.
2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.
5. To understand and support the establishment and growth of new and creative industries and businesses in 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:

5. To support sustainable population growth in the Northern Region.

BUDGET & FINANCIAL ASPECTS:

Under the terms of the draft Members' Agreement, the Council will provide annual funding contribution to NTDC of approximately \$121,000. Further, NTDC has requested that the Council's continue to fund the Population Attraction Coordinator position (currently Mr. Edward Obi) which would be an additional \$21,000 above the base contribution. It is considered that the population work is vital for our region and should be supported, however, it is anticipated that NTDC will make efforts to achieve additional external funding for this work so that it is not being fully subsidised by the members.

This \$142,000 contribution has been accommodated in the draft 2020/21 budget.

**20.1 Northern Tasmania Development Corporation - Funding Commitment
...(Cont'd)**

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

ATTACHMENTS:

1. NTDC Draft Members' Agreement 2020-2023 (*electronically distributed*)
-

**20.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1
January to 31 January 2020**

FILE NO: SF6641

AUTHOR: Nathan Williams (Manager Finance)

CHIEF EXECUTIVE OFFICER: Michael Stretton

DECISION STATEMENT:

To consider adjustments made by the Chief Executive Officer to the 2019/2020 Budget.

RECOMMENDATION:

That, pursuant to section 82(7) of the *Local Government Act 1993* (Tas), Council receives the Chief Executive Officer's report on adjustments to the 2019/2020 budget for the period 1 January to 31 January 2020.

REPORT:

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the Chief Executive Officer to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy 12-PI-001 adopted by Council on 13 October 2014 refers.

Section 82(7) of the *Local Government Act 1993* (Tas) requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

The following capital project adjustments have occurred in the period 1 January to 31 January 2020:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
23733	Play Space Strategy Implementation	\$266,319	\$90,000	\$0	\$176,319
23890	Ravenswood Play Space Development	\$250,000	\$0	\$90,000	\$340,000
	TOTAL	\$516,319	\$90,000	\$90,000	\$516,319

**20.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1
January to 31 January 2020 ...(Cont'd)**

The project scope of works:

Last financial year, in order to more easily manage the Trevallyn and Ravenswood Play Space Implementation projects, it was decided that the Play Space Strategy Implementation project be split. When this was decided, the budget that should have been attributable to the Ravenswood Play Space Development project was not transferred as there were budget overruns on the Trevallyn Play Space project. The City of Launceston has now proceeded to transfer the \$90,000 required for the Ravenswood Play Space Development project.

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.
5. To maintain a financially sustainable organisation.

BUDGET & FINANCIAL ASPECTS:

As per the report.

**20.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1
January to 31 January 2020 ...(Cont'd)**

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

21 URGENT BUSINESS

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

22 CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

22.1 Confirmation of the Minutes

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

22.2 Councillor's Leave of Absence

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

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

22.3 Launceston CBD Bus Interchange

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:

(f) proposals for the council to acquire land or an interest in land or for the disposal of land.

22.4 End of Closed Session

To be determined in Closed Council.

23 MEETING CLOSURE
