



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 6 FEBRUARY 2020
1.00pm**

City of Launceston

COUNCIL AGENDA

Thursday 6 February 2020

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: 6 February 2020

Time: 1.00pm

Certificate of Qualified Advice

Background

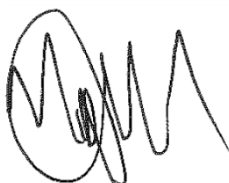
To comply with section 65 of the *Local Government Act 1993* (Tas):

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 23 January 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 Mr Adam Mostogl (Founding Curator) - Launceston Global Shapers Hub

Mr Mostogl will introduce the Launceston Global Shapers Hub network (which is an initiative of the World Economic Forum) to Council and discuss events aimed at raising the voices of young people in shaping our City and the world.

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 - Ms Glenda King - Council Meeting - 23 January 2020**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 23 January 2020 by Ms Glenda King, have been answered by Richard Jamieson (Acting General Manager Community and Place Network).

Questions:

These questions relate to the permit for the sub-division of 14-16 St Georges Square, East Launceston which was issued on 4 June 2018. The permit conditions included Condition 4 which required the retention of existing trees and their protection in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect existing trees. Can the Council confirm the following:

1. that as per Condition 4, written permission was given by Council for the removal of existing trees on the subject sub-divided land?

Response:

No written permission has been given for removal of trees on this site since the issue of DA0136/2018 on 4 June 2018 for the sub-division of the land into two lots, other than:

- (a) In accordance with clause 6.3.1 of the planning scheme, written consent, on safety grounds, was given for the removal of the mulberry tree; and*
- (b) DA0609/2019 authorises the removal of trees being displaced by the proposed garage.*

2. if written permission for tree removal was given, can Council please advise the date of such correspondence?

Response:

Permission for the removal of the mulberry tree was given on 25 September 2019 and DA0609/2019 for the construction of a new dwelling, including displacement of trees by the proposed garage, was issued on 23 January 2020.

8.1.1 Public Questions on Notice - Ms Glenda King - Council Meeting - 23 January 2020 ...(Cont'd)

3. given that tree protection measures as per Condition 4 were not, and have not been applied to the sub-divided land and the existing trees, can Council please confirm whether the conditions of the sub-division permit have been deemed to have been met and that legal title has been approved to create the two distinct land parcels of 14 St Georges Square and 16 St Georges Square. The advertising by Council of the current Development Application as 14-16 St Georges Square is confusing and misleading as the current development is to occur only on what should be the sub-divided block of 16 St Georges Square?

Response:

Titles for both lots have been issued by the Land Titles Office. Whilst the proposed house is to be built on 16 St Georges Square, access will be gained over 14 St Georges Square. The application was lodged, advertised, assessed and approved with reference to both lots. This is a legal requirement and is not considered to be misleading or confusing.

8.2 Public Questions Without Notice

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

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

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

9 PLANNING AUTHORITY

9.1 Amendment 59 - Text Amendment to Include a Site Specific Qualification for Assisted Housing at 22 Hoblers Bridge Road, Newstead

FILE NO: SF6981

AUTHOR: Laura Small (Town Planner)

ACTING GENERAL MANAGER: Richard Jamieson (Community and Place Network)

DECISION STATEMENT:

To provide a recommendation to the Tasmanian Planning Commission subsequent to the public exhibition period for an amendment to the Launceston Interim Planning Scheme 2015.

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 November 2019 - Agenda Item 8.2 - Council resolved to initiate Amendment 57 to the Launceston Interim Planning Scheme 2015 to:

1. Insert the Residential use class as a discretionary use with the qualification, 'If for assisted housing* at 22 Hoblers Bridge Road, Newstead' in Table 17.2 of the Community Purpose Zone of the Launceston Interim Planning Scheme 2015.

*means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

RECOMMENDATION:

That Council:

1. in accordance with the former section 39(2) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that no representations were received during the public exhibition period for Amendment 59; and
 2. recommends to the Tasmanian Planning Commission that Amendment 59 be approved as certified and exhibited.
-
-

9.1 Amendment 59 - Text Amendment to Include a Site Specific Qualification for Assisted Housing at 22 Hoblers Bridge Road, Newstead ...(Cont'd)

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

REPORT:

An application was made under the former section 34(1)(b) of the *Land Use Planning and Approvals Act 1993* by the City of Launceston for a text amendment to the Launceston Interim Planning Scheme 2015.

Council initiated the planning scheme amendment at its Meeting on 28 November 2019. The application was then placed on public exhibition from 7 December 2019 to 13 January 2020. The amendment appeared in *The Examiner* on two separate occasions; 7 and 11 December 2019. No representations were received during this period.

In accordance with the former section 39(2) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission on the amendment.

There are no reasons for Council not to proceed with the amendment. The amendment should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

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.

9.1 Amendment 59 - Text Amendment to Include a Site Specific Qualification for Assisted Housing at 22 Hoblers Bridge Road, Newstead ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
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.



Richard Jamieson - Acting General Manager Community and Place Network

ATTACHMENTS:

1. Certified Instrument - Amendment 59 (*distributed electronically*)
 2. Draft Amendment 59 - 28 November 2019 Council Report (*distributed electronically*)
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead**FILE NO:** SF6959**AUTHOR:** Brian White (Town Planner)**ACTING GENERAL MANAGER:** Richard Jamieson (Community and Place Network)

DECISION STATEMENT:

To decide whether to reject or initiate Amendment 56 to the Launceston Interim Planning Scheme 2015, to replace the existing Utilities Zoning of 37 Birch Avenue, Newstead, with Particular Purpose Zone 10 - Birch Avenue Storage Centre.

RECOMMENDATION:

That Council:

1. pursuant to the former section 34(1)(b) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 56 replace the existing Utilities Zoning of 37 Birch Avenue, Newstead (CT177104/2) with Particular Purpose Zone 10 - Birch Avenue Storage Centre.
2. directs Council Officers to prepare Draft Amendment 56 of the Launceston Interim Planning Scheme 2015.
3. pursuant to the former section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Chief Executive Officer its functions under section 35(1) of the *Land Use Planning and Approvals Act 1993*, to certify the draft amendment to the Launceston Interim Planning Scheme 2015.
4. pursuant to the former section 38(1) of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.

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

Introduction

The City Development Department is recommending that Council, under its own motion, initiate a planning scheme amendment under the former section 34(1)(b) of the *Land Use Planning and Approvals Act 1993*.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

The proposed amendment is to replace the existing Utilities zoning of the land at 37 Birch Avenue, Newstead (CT177104/2) with a Particular Purpose Zone.

Proposal

The property at 37 Birch Avenue, Newstead was historically used as a municipal depot (in addition to the sewerage pump station): first under the St Leonards Council and then the Launceston City Council (LCC). The site still contains the fenced pump station, however, the actual works depot ceased operations once the new depot site in Mowbray was established.

The site is zoned utilities under the Launceston Interim Planning Scheme 2015 (the Planning Scheme). It is currently operating as Launceston Storage Solutions, which provides a range of private, lock-up storage options, seven days a week. The site is also being used for a range of other uses including a transport depot and distribution use and bulky goods sales.

Storage is a prohibited use in the Utilities Zone of the Planning Scheme, however, the site has been used for storage since its sale in 2004 - utilising existing use rights from use of the site as a Council depot. Existing use rights do not permit the intensification of an existing non-conforming use. Rather, existing use rights allow such a use to continue provided it does not substantially intensify.

The Council has accepted that the storage usage benefits from existing use rights from the previous Public Utility usage of the Council depot. Since the sale, the Council has refused numerous proposals to rezone and redevelop the site for both industrial and residential uses. The refusals were due, in part, to the range of site constraints that are incompatible with high intensity industrial and sensitive uses - including:

- the adjoining residential interface with an Inner Residential Zone to the west;
- sole access through a low traffic, low speed residential area with a 10-tonne limit;
- no site frontage with access to Birch Avenue, Newstead via a right of way over a Council owned recreation zoned sporting complex;
- inundation from flooding;
- contamination matters from decommissioned underground fuel tanks and previous activities; and
- proximity to the railway line and Hoblers Bridge Sewerage Treatment Plant (STP).

In recent years, usage of the site has recently evolved into a standalone private 'lock up' storage facility and numerous other uses, provided in Table 1 below:

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Table 1 Current usage of site

Use	Description	Approval status in Utilities Zone
Storage	Thompsons Storage Solutions - including office	Prohibited at the current intensity and due to commercial nature
	Storing Cleanaway garbage bins	Prohibited
Transport Depot and Distribution	Thompsons Logistics	Prohibited
	Bus terminal	Prohibited
Business and Professional Services	Hayes Healthcare Australia	Prohibited
Bulky Goods Sales	Royal Wolf	Prohibited
Educational and Occasional Care	PTV	Prohibited

The storage use has substantially intensified beyond any reasonable existing use right afforded from the previous Council depot use of the site. As Table 1 shows, the range of other uses occurring on site are also prohibited in the Utilities Zone. An amendment to the Planning Scheme is therefore required to allow the landowner to lodge a Development Application to seek approval to continue using the site for those existing uses.

City Development, on behalf of Council, is therefore preparing to amend the Planning Scheme to replace the existing Utilities zone with a Particular Purpose Zone designed specifically for the site. This will allow a Development Application to be lodged to use the site for a standalone storage facility and allow future development that responds to the numerous site constraints. The current suite of available zones are not appropriate given the particular site constraints and strategic planning considerations.

If the amendment is initiated and approved by the Commission, the landowner will be required to lodge a Development Application and provide all necessary supporting reports to address the particulars of the planning scheme.

Background

The Site and Surrounds

The site is located at 37 Birch Avenue, Newstead. It is rectangular shaped with an area of approximately 1.4ha and is currently zoned Utilities under the Planning Scheme.

The site is made up of the following properties: CT177104/1, CT177104/2 and CT198035/1. The Council has unrestricted access to the existing sewerage pump station on the site via an easement originating from Birch Avenue, Newstead. The actual pump station itself is contained within its own easement on the title. This was arranged via a Section 71 Agreement during the sale of the depot.

The site is low lying and subject to inundation in a 1-100 year (1% AEP) flood event if the newly constructed Newstead levee was to fail.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Directly to the east is a rail corridor; to the north is an area of land zoned community purpose associated with the Newstead College; to the south is an area of land zoned Recreation associated with the Hobblers Bridge Sports Complex and to the west is an established inner residential area.

Access to the site is via a 6.1m right of way over the Council owned land at 29-31 Hobblers Bridge Road Sports Complex, associated with CT3251/22.

The Hobblers Bridge STP is approximately 350m to the south east.

The site is developed with a number of large sheds and office buildings.

The site is connected to all reticulated services.

The Council has recently acquired part of the rear of 37 Birch Avenue, Newstead to maintain the flood levee. This is shown on the most recent iteration of the Certificate of Title. This title will remain zoned Utilities.

The site location is provided below:

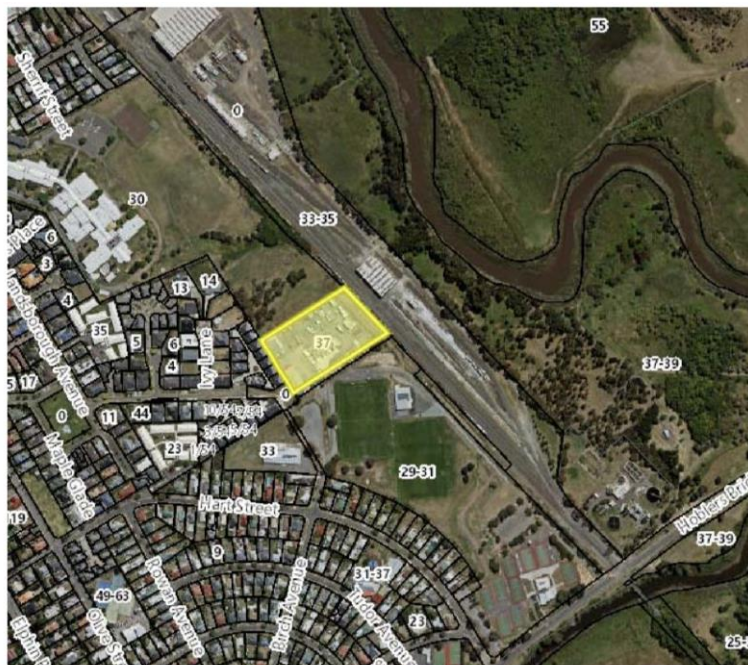


Figure 1 Site Location

Existing Use Rights

Since the depot was sold, non-conforming use rights to use the site for storage have been claimed by landowners. However, up until recently, the site has never been used as a commercial storage facility of the current scale offering customers a range of storage options.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Clause 9.1 of the Planning Scheme allows changes to an existing nonconforming use only provided a number of criterion are met. Any development that is to occur must be found to be **minor** and where there is:

- (a) no detrimental impact on adjoining uses; or
- (b) the amenity of the locality; and
- (c) no substantial intensification of the use of any land, building or work.

The landowner recently applied for planning permission (DA0460/2018) to construct an additional large storage shed and to provide additional sealed 'outdoor storage space'. There was also a shed in the south-western corner of the site that has recently been constructed without planning or building approval. The applicant was informed that, due the scale of the outbuildings proposed and the intensity of the use that was now occurring on site, the proposal could not be approved under Clause 9.1. The fees were refunded and Council Officers signalled their intention to amend the planning scheme.

The landowner has provided a 'masterplan' for the future use and development of the site that is proposed to achieve. What has been approved on the site compared to what the landowner is proposing cannot be seen to be 'minor' development and would substantially intensify the existing storage use of the site. Clause 9.1 of the Planning Scheme can no longer be relied upon for granting of a permit.

1. Recent Applications and Use

Tassie Instant Marquees has operated out of the site since 2016 up until recently when the business was sold. Since then, the site has transitioned into the Launceston Storage Centre which offers a range of commercial storage facilities for rent. Based on recent site visits, it appears that there may also be a transport depot use - via storing school buses - and a medical supply business operating out of the site.

Recent applications are included below:

DA0589/2016

Storage - marquee storage; demolition of existing outbuilding, construction of a new outbuilding for storage (existing non-conforming use) and associated landscaping

This application was taken as development for an existing non conforming use. The proposal was to replace an existing building of similar dimensions with no intensification of use.

DA0460/2018

Storage - Construction of an outbuilding (existing non-conforming use)

As above, DA0460/2018 was lodged to further expand the operations at the site via developing another large shed. Council was unable to approve the outbuilding under Clause 9.1 of the Planning Scheme.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Site Constraints

The site is subject to a number of constraints that, as a whole, are unable to be appropriately managed under the available zones in the Planning Scheme.

Residential Interface

The adjoining site to the west is zoned Inner residential. Limiting uses to those that are compatible with this interface is crucial. There are a number of recently approved multiple dwellings built nearby to the property boundary on the adjoining lot at 57 Landsborough Avenue, Newstead. The current industrial zones in the planning scheme are not wholly appropriate for the site due to the range of non-compatible uses with the residential interface, and the scale of traffic likely to be generated by those permissible uses.

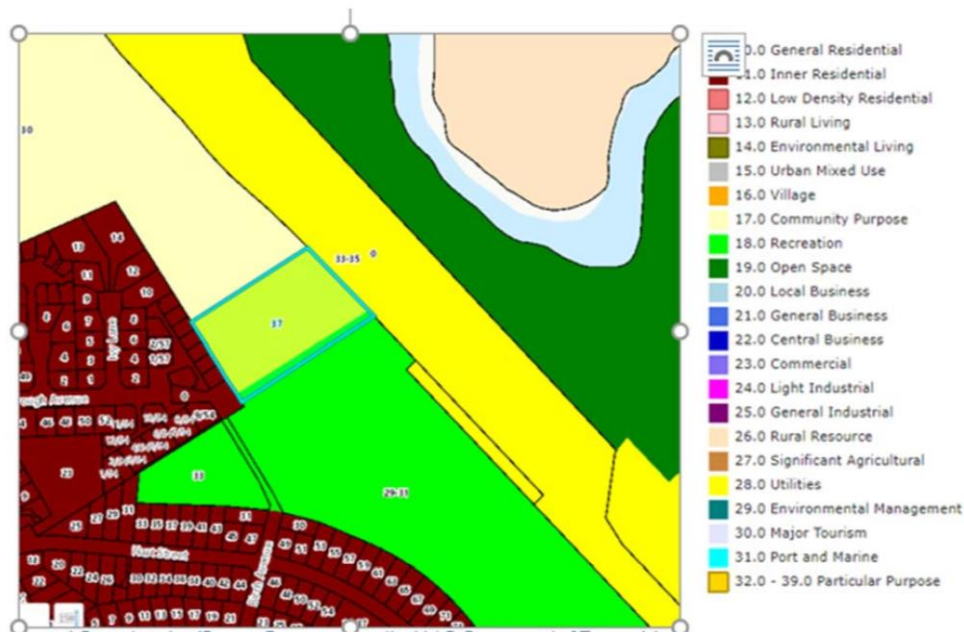


Figure 2 Current Zoning and Adjoining Context

Access - via Residential Area and through sports ground

The site is accessed through a residential area and via a right of way through a public sporting facility. It is necessary to limit the types of traffic going through the residential area and the sporting field car park to access the site. The surrounding road network also has a 10-tonne limit. Ensuring the safety and continuing reasonable enjoyment of users of the sporting facility is crucial in selecting the types of allowable uses on the site. The industrial zones in the planning scheme contain uses that are not compatible with the current access arrangement.

The Council's Infrastructure and Assets Network (IAN) has concerns regarding the ongoing operation of the site due to the traffic generated by the business or businesses operating from the property and the potential for conflict with the surrounding uses.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

This is due to the property being located at the northern end of Birch Avenue, Newstead and not having direct road frontage, with access to the property provided via a right of way over part of the Birch Avenue Soccer Grounds, a section of the Hobblers Bridge Sports Centre.



Figure 3 Access via partially sealed right of way over Crown Land

The traffic using the northern end of Birch Avenue was assessed by IAN in late September. The traffic count recorded the following:

- a weekday average of 26 commercial vehicle movements and 160 light vehicle movements; and
- weekends averaged 15 commercial vehicles and an estimated 70 light vehicles per day. The weekday commercial vehicle movements included (on average) three heavy vehicle movements per day.

IAN has noted that the access road serving both the soccer club and 37 Birch Avenue, Newstead is narrow, approximately 6m wide and does not include footpaths. This restricted space available for vehicles and pedestrians results in a high level of conflict between user groups, especially vehicles using 37 Birch Avenue, Newstead and the junior soccer training attendees.

During the soccer season, from February to September each year, the soccer grounds are used on most weekdays and all day on Saturdays. Junior training commences at 4:00pm from Monday to Thursday with games played from 9:00am to 7:00pm on Saturdays. From September to February, the use is less frequent with social games held each Wednesday from 5:00pm.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

IAN also note that Birch Avenue lies within a network of narrow streets constructed in the middle of last century. These roads were not designed for modern heavy vehicles or for high traffic volumes and most of the roads are subject to 10-tonne gross load limits. The load limit on part of Hart Street and Birch Avenue has been removed by Council in order to allow access to 37 Birch Avenue, Newstead for the current business. Alternative routes were considered before removing the load limit but were found to be geometrically unsuitable for heavy vehicles.

Hart Street is said to be approximately 8m wide (face of kerb to face of kerb) and has marked parking bays on both sides, leaving a travel lane of between 3.5m and 4m in width. The provides access for a parking area associated with the Tasmanian Netball Centre and the Newstead Christian School, a K-10 school with approximately 95 students.

The width of the Hart Street road, as well as the proximity to the school and sports complex, make the street unsuitable for use by heavy vehicles and any increase in traffic density is likely to create congestion issues for residents and road users.

IAN has commented that the safety of users within the site may be improved by upgrading the access to include footpaths and move manoeuvring space for parked vehicles. They acknowledge, however, that these works will not improve the safety of road users in the surrounding streets.

IAN recommend that:

In order to reduce the potential for conflict between the vehicle traffic generated by the businesses operating from No 37 Birch Avenue and the surrounding uses, it is recommended that the acceptable number of daily vehicle movements be restricted.

The use standards of the PPZ will implement the recommendations of the IAN study.

Council Officers have revised the numbers to include the traffic likely to be generated by three buses on site, with potential to park two more. If the buses were parked on site during the day, each bus would make four traffic movements per week day.

IAN has therefore increased the allowable commercial vehicle movements to 46 per day on a week day.

Attenuation from Railway and Sewerage Treatment Plant

The site is located adjacent to the railway corridor and within the attenuation buffer from the Hobblers Bridge Sewerage Treatment Plant. Council has previously refused a Development Application for a caretaker's dwelling on the site due to the location within the attenuation buffer. Zoning the site residential within such close proximity to the railway corridor/workshops and the attenuation buffer would be not be an ideal outcome for future residential amenity. The PPZ will not include sensitive uses as allowable.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

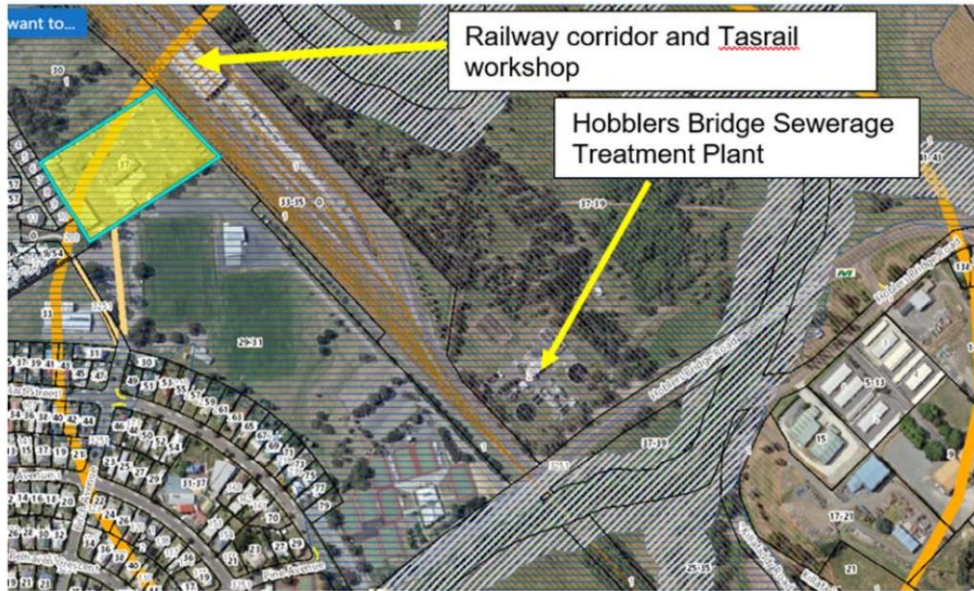


Figure 4 Attenuation zones

Flooding

The site is subject to inundation in a 1-100 (1% AEP) flood event, but is protected by the recently constructed Newstead flood levee, as shown in Figure 5.

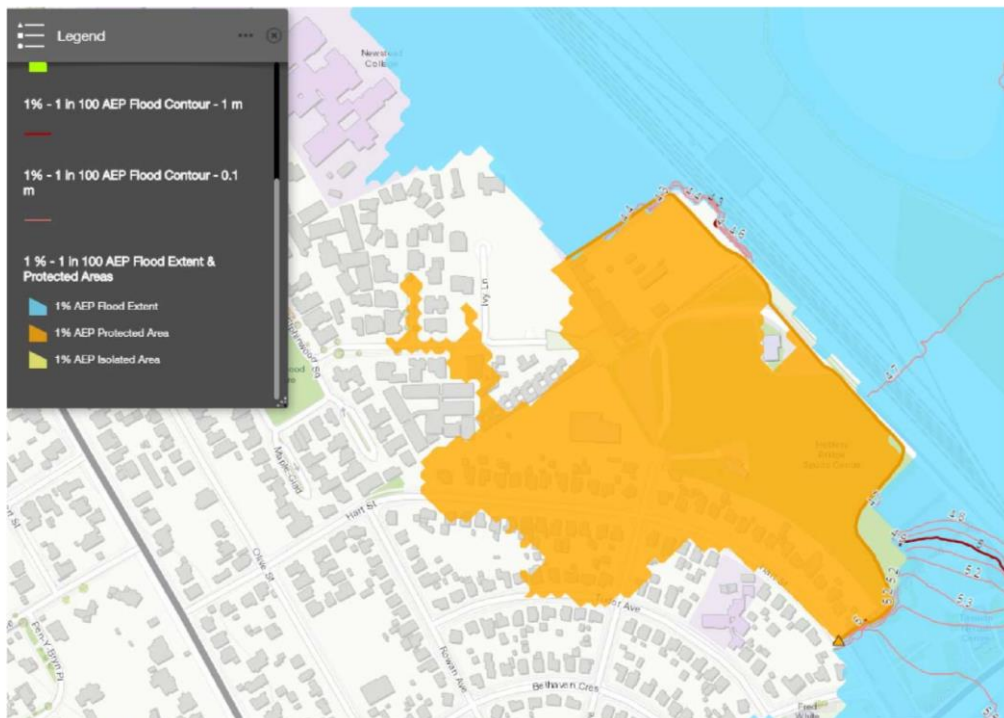


Figure 5 1% AEP Protected Area (Source: City of Launceston Flood Map)

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

According to Handbook 7 - *Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia* - the early consideration of flood risk in strategic planning is critical. A well informed and risk based approach can result in zonings that steer development away from areas where intensification of development is not sustainable due to its impacts on flood behaviour, flood risk to the existing community, or the degree of residual risk the new community will face. Land use zoning can limit uses that are incompatible with flood risk such as emergency management, major utilities, and vulnerable uses (such as schools and retirement villages).

Handbook 7 (p. 50) tells us that:

Effective zonings are critical because poor locations of development cannot be overcome by development controls (such as minimum floor levels). Moreover, inappropriately located new development adds to the potential damage, creates later demand for mitigation expenditure and increases the scale and difficulty of the emergency management task.

It is, therefore, prudent that a zoning is applied to the site that reasonably responds to residual flood risk.

A recent Flood Study by BMT indicates that, due to the likely impacts of climate change on sea level rise and extreme weather events, the protection provided by Launceston's levee system will reduce steadily over time.

Vulnerable and sensitive uses will be restricted from the PPZ. Future development of the site will be subject to the assessment under the Flood Prone Areas Code of the Planning Scheme to ensure it is resilient to flooding.

Contamination

In 2003, two 4,000L diesel underground storage tanks (USTs) were decommissioned according to the guidelines of the day. Contaminated (diesel) soil was removed from the site although contamination was said to be still likely in the vicinity of the fuel tanks.

In 2003, a report by SEMF assessing the impacts of changing of the zone from Utilities to Residential stated that further investigations of contamination would be necessary due to the presence of groundwater at a depth where contamination was found in a bore hole sample. The report went on to note that the assessment was limited to the immediate area around the underground fuel tanks and that previous uses of the site may also have caused contamination.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Commenting on likely contamination issues on the site and the proposed change in zoning to residential, the report recommended that:

- the future use of site be clearly defined to determine what level of Environmental Site Assessment (ESA) would be required. For a residential use, all contamination would need to be removed;
- a full ESA be conducted for the whole site; and
- undertake remedial works if necessary.

A full ESA has never been undertaken for the site. Therefore, allowing a zoning for residential use without knowing the extent of contamination would not be supported. If the zone is amended, a future Development Application to develop any further structures on the site requiring the disturbance of more than 1m² of soil would require an ESA, pursuant to the provisions of the Potentially Contaminated Land Code of the Planning Scheme.

Zoning Options

The current Utilities Zone can no longer allow the existing and proposed use to continue, a discussion of the possible zoning options is necessary.

Rezone the Land to Light Industrial

As has been discussed, this option has been considered previously by Council but not preferred due to the various site constraints.

The purpose and use table of the Light Industrial Zone is provided below:

*24.0 Light Industrial Zone**24.1.1 Zone Purpose Statements**24.1.1.1*

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or impact on the amenity of any other uses.

24.1.1.2

To provide for uses that are complementary to and compatible with the above purpose.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

24.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Equipment and machinery sales and hire	
Research and development	If for controlled environment agriculture (crop raising) and in existing buildings as at 29 March 2018.
Service industry	
Storage	
Recycling and waste disposal	
Transport depot and distribution	
Utilities	If for minor utilities.
Discretionary	
Use Class	Qualification
Bulky goods	If for garden or landscape or hardware supplies.
Business and professional services	If for properties shown on Plan of Survey registered number SP148413.
Community meeting and entertainment	
Crematoria and cemeteries	If for crematoria.
Domestic animal breeding, boarding or training	
Educational and occasional care	Only if for trade, employment or transport related training and licensing on CT154489/23.
Emergency services	
Food services	If not for a restaurant.
Manufacturing and processing	
Recycling and waste disposal	If not for a refuse disposal site.
Resource processing	If not for animal saleyards or abattoir.
Sport and Recreation	
Utilities	
Vehicle fuel sales and service	
Vehicle parking	

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The suitability of the permitted and discretionary uses in the zone for the site at 37 Birch Avenue are considered below:

Permitted Use	Comment
Equipment and machinery sales and hire	<u>Somewhat Suitable</u> Such a use is somewhat suitable for the site given the large site area and that no repairs will occur. However, the actual commercial viability of such a use on a site with no major street frontage and separation from any industrial estate makes it unlikely such a use would establish on the site. Such a use typically requires favourable exposure and easy access.
Service industry	<u>Not Suitable</u> Allowing motor repairs and panel beating as a permitted use adjacent to an existing Inner Residential Zone is inappropriate due to potential noise, dust, odour and vibrations.
Storage	<u>Suitable</u> Provided the intensity of the use is managed, a storage use of the site is considered suitable as a permitted use.
Transport depot and distribution	<u>Somewhat Suitable</u> Using the site to store vehicles associated with such as use may be appropriate as a discretionary use.
Utilities - if for minor utilities	<u>Suitable</u> Allowing utilities uses is essential given there is an existing pump station on the site.

Discretionary Use/qualification	Comment
Bulky Goods - If for garden or landscape or hardware supplies	<u>Somewhat Suitable</u> Such a use is somewhat suitable for the site given the large site area and that no repairs will occur. However, the actual commercial viability of such a use on a site with no major street frontage and separation from any industrial estate makes it unlikely such a use would establish on the site. Such a use typically requires favourable exposure and easy access.
Community meeting and entertainment	<u>Not Suitable</u> Allowing such uses is not appropriate In a location subject to flood risk.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Discretionary Use/qualification	Comment
Crematoria and cemeteries - if for crematoria	<u>Not Suitable</u> Proximity to residential use deems this use inappropriate.
Domestic animal breeding, boarding or training	<u>Somewhat suitable</u> Depending on the type and scale of the operation, some form of Domestic animal breeding, boarding or training may be appropriate. Having a pound or a kennel would be unlikely of being supported.
Emergency services	<u>Not Suitable</u> Emergency services must never be located within an area of flood risk - even up to the Probable Maximum Flood (PMF) event.
Food Services - if not for a restaurant	<u>Somewhat Suitable</u> Although the site could possibly be used for a food van or similar, it is unlikely it would be viable in this location.
Manufacturing and processing	<u>Not Suitable</u> Due to the proximity to residential uses, such activities are not appropriate.
Recycling and waste disposal	<u>Not Suitable</u> Due to the proximity to residential uses, such activities are not appropriate.
Resource processing	<u>Somewhat Suitable</u> Some forms of resource processing may be appropriate on the site provided emissions could be managed.
Sport and Recreation	<u>Somewhat Suitable</u> The site could possibly be used as a sporting facility although it is unlikely due the existing buildings on the site and the level of hardstand.
Utilities	<u>Suitable</u> Allowing utilities uses is essential given there is an existing pump station on the site.
Vehicle fuel sales and service	<u>Not Suitable</u> Due to the proximity to residential uses, such activities are not appropriate, nor would they be viable in such a location.
Vehicle parking	<u>Somewhat Suitable</u> Using the site to park vehicles may be appropriate provided the intensity of the use is managed.

Comment on Light Industrial Zone

The Light Industrial Zone deals with potential conflicts with sensitive uses via use standard Clause 24.3.2 (P1) - Emissions Impacting Sensitive Uses - which provides a 100m buffer to sensitive uses as an acceptable solution. The use standard intends to ensure that *emissions to air, land and water are not detrimental to the amenity of those sensitive uses.*

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

If a use is within the 100m buffer, a performance criteria must be relied upon which Council has discretion to refuse applications for uses that are likely to cause detriment to the amenity of sensitive uses. The performance criteria reads:

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;*
- (b) the nature of the emissions;*
- (c) the proximity and number of sensitive uses in the area;*
- (d) the topography of the site;*
- (e) any mitigation measures proposed; and*
- (f) the proximity and number of nearby emitting uses.*

Although this use standard may act as a safe guard for refusing applications made to establish incompatible uses on the site, applying a land use zone with permissible uses that could never be approved in a location such as 37 Birch Avenue, Newstead is not a desirable strategic planning outcome. Rather than relying on use standards to refuse applications for incompatible uses, a zone with a specific land use planning purpose and a customised use table that responds to the capacity of the site and adjoining land uses is preferred.

It is noted that the Light Industrial Zone also contains a range of uses that are incompatible with flood risk, as previously discussed.

The findings of the Launceston Industrial Strategy 2009-2029 do not allow an assumption that more industrial zoned land is required in such a location. This is discussed later in the report.

Retain the Utilities Zone

As has been discussed, the current Utilities Zone does not permit storage use. Similarly to the LIZ, the zone has permitted (such as recycling and waste disposal) and discretionary (such as extractive industries) uses which are not appropriate to the site constraints.

*28.1 Zone Purpose**28.1.1 Zone Purpose Statements**28.1.1.1*

To provide land for major utilities installations and corridors.

28.1.1.2

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

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The site contains a small Council owned pump station which forms part of a 450m² easement on the subject title. Access to the pump station for the Council is unrestricted via a right of way and as explained by a Section 71 (Part 5) LUPAA agreement made when the site was sold in 2004. Therefore, the operation and maintenance of the pump station does not require the site to be strictly zoned for utilities. Rather, a zone that allows utilities use and which is compatible with a sewer pump station and any likely contamination is appropriate.

As discussed previously, having major utilities or critical service facility components (such as essential components of sewage treatment works or electricity sub stations) located in areas of flood risk is not desirable and should ideally be located outside of all probable flood risk. Furthermore, having major utilities adjacent to a residential zone is also not desirable from a land use conflict perspective.

28.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	If for minor utilities.
Permitted	
Use Class	Qualification
Recycling and waste disposal	
Transport depot and distribution	If for a bus terminal or taxi depot or stand, railway station.
Utilities	
Discretionary	
Use Class	Qualification
Extractive industries	
Sports and recreation	
Prohibited	
All other uses	

Comment

Given the site is no longer used as a Council depot, the Utilities zone is at odds with the current and future use of the land for storage. The zoning is also at odds with the proximity of the site to residential zones, and from risk from flooding. Should the zoning remain as Utilities, the current use of the site could no longer occur and the site would likely remain vacant.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Residential Zoning

A residential zoning of the site is not considered appropriate based on the following:

- The site is within an attenuation buffer from the sewerage treatment plant;
- The site is within 50m of rail corridor;
- The site is subject to flood risk;
- The site is accessed via a right of way over a public sporting facility; and
- The site is developed with numerous large outbuildings and an office.
- The site is listed as being potentially contaminated. A report in 2003 recommended that rezoning for sensitive would require significant mediation works; and
- The pump station and rights of way may be constraints on future access to the site for a residential use.

Section 8A Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application (version 2.0), June 2018

As part the incoming Tasmanian Planning Scheme (TPS), the Tasmanian Planning Commission has issued Section 8A Guideline No. 1 (the Guideline) to guide the Planning Authorities Local Provisions Schedules (LPSs).

Although the Guideline is for the new Planning Scheme and this current amendment is for the existing Launceston Interim Planning Scheme 2015, the guidance is still useful in determining the appropriateness of the proposed zoning.

Each of the possible zones will be discussed below:

2. Zone 17.0 - Commercial Zone

CZ 1 The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:

- (a) large floor or outdoor areas; and*
- (b) high levels of vehicle access and car parking for customers.*

CZ 2 The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.

CZ 3 The Commercial Zone should not be applied to land:

- (a) where the primary purpose is to provide for industrial purposes (see industrial zones);or*
 - (b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).*
-

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Comment

Given the constrained access through a residential area and over a recreation facility, zoning the site Commercial would not be appropriate. Furthermore, zoning the site in this manner may compromise the viability of the other retail and business centres located within other Commercial and Light Industrial Zones in the municipality.

3. Zone 18.0 - Light Industrial Zone (LIZ)

LIZ 1 The Light Industrial Zone should be applied to land where there are likely to be minimal offsite impacts.

LIZ 2 The Light Industrial Zone should not be applied to individual, isolated industrial uses, unless:

- (a) they are a use, or are of a scale, that is more appropriate for the Light Industrial Zone and there is a strategic intention to maintain the use; or*
- (b) there is a strategic intention to expand the existing industrial area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

LIZ 3 The Light Industrial Zone should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities (see General Industrial Zone).

LIZ 4 The Light Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, light industrial activities

Comment

Given that the site contains an isolated industrial type (storage) use, assigning a Light Industrial Zone to the site would be unlikely of meeting the tests in Guideline 8A. It would be difficult to argue that there is a strategic intention to maintain the use, and would be difficult to argue that there is a strategic intention to expand the existing industrial area in this locality. The site is removed from any other light industrial zones.

4. Zone 26.0 - Utilities Zone

UZ 1 The Utilities Zone should be applied to land that is used, or intended to be used, for major utilities infrastructure, including:

- (a) category 1, 2, 3, 4 and 5 roads as defined in the Tasmanian State Road Hierarchy published by the Tasmanian Department of State Growth;*
 - (b) any listed major local roads;*
 - (c) future road corridors for major local and all State roads;*
 - (d) energy production facilities, such as power stations, and major electricity substation;*
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

- (e) facilities; waste water treatment plants; or
- (f) rail corridors.

UZ 2 The application of the Utilities Zone to category 1, 2, 3, 4 or 5 roads as defined in the Tasmanian State Road Hierarchy should be based on the 'State Road Casement' layer published on the LIST.

UZ 3 The Utilities Zone may be applied to land that provides, or is intended to provide, for major waste transfer stations, recycling depots or refuse disposal sites.

UZ 4 The Utilities Zone may be applied to land for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.

UZ 5 The Utilities Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, port and marine activities or facilities.

UZ 6 The Utilities Zone should not be used for minor utilities or underground utilities as these are more appropriately contained with the surrounding zone to which it is located. Note: Major airport facilities may be more appropriately located within a Particular Purpose Zone

Comment

Although the site contains an existing sewerage pump station, it only covers a small portion of the site. The remainder of the site is capable of being used for other purposes such as storage.

5. PX.0 Particular Purpose Zone

PPZ 1 A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.

Note: A new PPZ must meet a requirement of section 32(4) of the Act.

Comment

Due to the current and intended use of the site and the various site constraints, there is no one zone that can achieve the preferred planning outcomes for the site. These outcomes are to reasonably enable a range of (storage) uses to operate in a manner which respects the amenity of adjoining residential zones, responds to the site constraints, and which does not unreasonably impact on the efficiency and safety of the local road network or the safe use of adjoining recreational facilities.

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The Particular Purpose Zone - Planning Scheme Amendment

It is therefore proposed to replace the current Utilities Zone with the following Particular Purpose Zone.

41.1 Zone Purpose

40.1.1 Zone Purpose Statements

41.1.1 To provide for a range of storage activities where off site impacts can be appropriately managed to minimise conflict or impact on the safety and amenity of other nearby uses.

41.1.2 To ensure that the intensity of new uses and development respects the amenity of residential zones and protects the safety of adjoining recreational uses and surrounding non-residential uses.

41.1.3 To ensure that use and development of the land does not adversely impact on the safety and efficiency of the local road network, and which responds to environmental constraints.

41.1.4 To ensure public authorities are able to maintain public utilities and infrastructure.

Comment

The zone purpose is targeted to allow a range of storage uses, which respects the existing adjoining uses, and responds to the access and environmental constraints. Utilities has been included as a permitted use given the site still contains a utilities facility. Other non-preferred uses have been included as discretionary - such as the bulky goods (for shipping container sales).

41.2 Definition of Terms

Light Vehicles	Mean vehicles class 3 and below as defined in the ARX vehicle classification system.
Commercial vehicles	Mean vehicles class 4 and above as defined in the ARX vehicle classification system.
Public Authorities	Means – (a) an Agency, within the meaning of the <i>State Service Act 2000</i> ; or (b) a council; or (d) a statutory authority; or (e) a council-owned company; or (f) a State-owned company;

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41.3 Use Table

No Permit Required	
Use Class	Qualification
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Use Class	Qualification
Utilities	If for minor utilities.
Storage	If for: Contractors' yard; Vehicle storage including buses; Warehouse; or Self Storage.
Discretionary	
Use Class	Qualification
Business and Professional Services	If for: Drug and alcohol and pre-employment medical assessments.
Bulky Goods Sales	If for: Shipping container sales.
Storage	If for: Storing empty garbage bins.
Transport Depot and Distribution	If for: Road freight terminal; A bus terminal.
Educational and Occasional Care	If for: Employment training centre.
Prohibited	
All Other Uses	

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41.4 Use Standards

41.4.1 Intensity of use

This standard applies to the uses classified in Table 41.4

Objective:	
That uses:	
<ul style="list-style-type: none"> (a) Do not cause an unreasonable loss of amenity to residential zones; (b) Do not unreasonably interfere with the adjoining recreational uses; (c) Respond to environmental constraints such as flooding, and emissions from nearby utilities uses. 	
Acceptable Solutions	Performance Criteria
<p>A1 Hours of operation of a use must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 7.00pm Saturday, Sunday and public holidays. 	<p>P1 Hours of operation of a use must not cause an unreasonable loss of amenity to the residential zones, or the operation of the adjoining recreational uses, having regard to:</p> <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; (b) noise, lighting or other emissions; and (c) the hours of operation of nearby uses. <p>As determined in a report by a suitably qualified person.</p>
<p>A2 External lighting for a use must:</p> <ul style="list-style-type: none"> (a) not operate within the hours of 7:00pm to 7.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property. 	<p>P2 External lighting must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>to:</p> <ul style="list-style-type: none"> (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.

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41.4.2 Commercial Vehicle Movements

Objective:	
To ensure that: (a) Commercial and light vehicle movements achieve a reasonable level of safety to users of the adjoining recreation facility; (b) The types and frequency of vehicles are controlled to a reasonable level so as to maintain the safety and efficiency of the local road network	
Acceptable Solutions	Performance Criteria
A3 (a) The total weekday vehicle movements to and from the site, must not exceed: (i) 46 commercial vehicle movements and 150 light vehicle movements; and (b) The total weekend and public holiday vehicle movements to and from a site, must not exceed: (ii) 14 commercial vehicle movements and 76 light vehicle movements.	P3 Commercial and light vehicle movements do not cause an unreasonable loss of amenity to the residential zones, or an unreasonable impact on the safety and efficiency of the local road network and adjoining recreational uses having regard to: (a) the nature of the surrounding road network; (b) the time and duration of commercial vehicle movements; (c) the number and frequency of commercial vehicle movements; (d) the size of commercial vehicles involved; (e) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (f) any noise mitigation measures between the vehicle movement areas and the residential area; and (g) potential conflicts with residential traffic, adjoining recreational land, and non-residential uses in the surrounding area

Table 41.4 Application of use standards to use classes

Clause	Use Class
Clause 41.4.1	All permitted and discretionary uses.

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Comment

The use standards aim to restrict hours of operation, truck movements, and external lighting to protect the amenity of adjoining land uses and the road network.

It is anticipated that they key potential source of amenity concerns from the storage use will be the hours of operation of truck movements, the number of vehicle movements and external lighting. An upper limit on vehicle movements has been imposed as an acceptable solution to maintain the efficiency of the road network. Should this number be exceeded, it is likely a noise report and traffic impact assessment would be needed to satisfy the performance criteria.

41.2 Development Standards

41.2.1 Building Height

This standard applies to the use classes specified in Table 41.2.

Objective:	
To provide for a building height that: <ul style="list-style-type: none"> (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. (c) allow opportunities to construct buildings of a similar height to those that existed prior to the zone taking effect. 	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: <ul style="list-style-type: none"> (a) the bulk and form of the building; (b) separation from existing uses on adjoining properties; and (c) any buffers created by natural or other features.
A2 Building height within 10m of a Residential Zone must be not more than 8.5m.	P2 Building height within 10m a Residential Zone must not cause an unreasonable loss of residential amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy;

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

	<ul style="list-style-type: none"> (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining properties; and (d) the height of existing buildings on the site.
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41.2.2 Setbacks

This standard applies to the use classes specified in Table 41.2.

Objective:	
<p>That building setbacks:</p> <ul style="list-style-type: none"> (a) are appropriate for the site; (b) do not cause an unreasonable loss of residential amenity to adjoining residential zones and adjoining recreational uses; (c) allow opportunities to construct buildings of a similar scale to those that existed prior to the zone taking effect; and (d) allows opportunities for landscaping. 	
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 5.5m; or (b) not less than half the wall height of the building, whichever is the greater. 	<p>P2 Buildings must be sited to allow adequate space for landscaping and not cause an unreasonable loss of residential amenity to adjoining residential zones or to the adjacent recreational zone, having regard to:</p> <ul style="list-style-type: none"> (a) the setback of buildings on adjacent properties; (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy; (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjacent property; and (e) the scale, bulk or proportions of the existing buildings on the site.

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Acceptable Solutions	Performance Criteria
<p>A2 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a Residential Zone</p>	<p>P2 Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a Residential Zone must be located, baffled or insulated to not cause an unreasonable loss of residential amenity to the adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of (emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

Comment

The setback and height provisions attempt to protect the amenity of adjoining residential zones and views of the site from the adjoining public land. It is anticipated that allowing a reasonable setback from boundaries will encourage landscaping. The standards allow the bulk, form and setbacks of the existing buildings to form part of the assessment against a performance criterion.

41.2.3 Fencing

This standard applies to the use classes specified in Table 41.2.

Objective:	
That fencing does not cause an unreasonable loss of residential amenity to adjoining residential zones.	
Acceptable Solutions	Performance Criteria
<p>A1 Fencing, for security purposes, on a common boundary with a property in a Residential Zone, must:</p> <ul style="list-style-type: none"> (a) have a height of not more than 2.1m; and (b) does not contain barbed wire. 	<p>P1 Common boundary fences with a property in a Residential Zone must not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) their height, design, location and extent; and (b) the proposed materials and construction.

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41.2.4 Landscaping

This standard applies to the use classes specified in Table 41.2.

Objective:	
That landscaping: <ul style="list-style-type: none"> (a) enhances the amenity and appearance of the site when viewed from adjoining recreational uses where buildings are proposed; and (b) protects the amenity of adjoining residential zones. 	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Where buildings are proposed within 10m of the common boundary with a property in a Residential Zone, the area between the building and the boundary must be landscaped, having regard to: <ul style="list-style-type: none"> (a) the width of the setback; (b) the topography of the site; (c) existing vegetation on the site; and (d) the location, type and growth of the proposed vegetation.
A2 Where buildings or extensions are proposed within 10m of a common boundary with CT3251/22, not less than 50% of the area between the building and the boundary must be landscaped.	P2 Landscaping must improve the amenity and appearance of the site when viewed from CT3251/22, having regard to: <ul style="list-style-type: none"> (a) the existing vegetation on the site; (b) shade for users of the site and car parking areas; (c) the location, type and growth of the proposed vegetation; (d) the area set aside for landscaping and its suitability; (e) any proposed screening; and (f) the character of the surrounding area.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

41.2.5 Site Coverage

This standard applies to the use classes specified in Table 41.2.

Objective:	
To restrict the intensity of development to ensure a reasonable impact on the residential amenity of adjoining residential zones, and on the safety and efficiency of the local road network.	
Acceptable Solutions	Performance Criteria
A1 Site coverage must not exceed 20%	P1 No Performance Criteria.

Comment

The upper limit on site coverage has been applied after reviewing the landowner's vision for the site. It is considered that an upper limit on site coverage is appropriate due to the nature of the use given there is a direct correlation between the number of storage units on site and the intensity of the use. Having a limit on site coverage will also ensure the site does not become unsightly with excessive buildings.

41.2.6 Subdivision

This standard applies to the use classes specified in Table 41.2.

Objective:	
<ul style="list-style-type: none"> (a) To allow subdivision where required for works by public authorities (b) That each lot has appropriate water supply, wastewater and stormwater disposal; and (c) Restrict subdivision due to access and environmental constraints. 	
Acceptable Solutions	Performance Criteria
A1 Subdivision must be for: <ul style="list-style-type: none"> (a) re-alignment of the boundaries of existing lots; or (b) consolidation of titles in relation to the land; or (c) creation of lots for the maintenance of the flood protection levee; (d) boundary adjustment. 	P1 No Performance Criteria.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Acceptable Solutions	Performance Criteria
<p>A2 Each lot (other than lots created for the maintenance of the flood protection levee) must be connected to a reticulated:</p> <ul style="list-style-type: none"> (a) Water supply; (b) Sewerage system; (c) Stormwater system. 	<p>P2 No Performance Criteria/</p>

Comment

Due to the site having no frontage and relying on access over a publicly owned right of way, subdivision is to be limited mainly to when required by a public authority.

41.2.7 Setback to Levee Banks

Objective:	
To ensure that new buildings & works retain sufficient separation for safe circulation, maintenance and use of infrastructure.	
Acceptable Solutions	Performance Criteria
<p>A1 New buildings, works or extensions to existing buildings are to be set back 15m from the toe of the flood levee, and 20m from an embankment levee unless:</p> <ul style="list-style-type: none"> (a) They are works or structures of a temporary nature, that can be removed to provide access for plant and equipment for engineering works; or (b) They are works or structures required to maintain, repair or upgrade the existing levee system, existing pedestrian or bicycle infrastructure, or natural values management. 	<p>P1 Building setbacks must ensure structural integrity of the levees, having regard to the following factors:</p> <ul style="list-style-type: none"> (a) protection of the structural integrity of the levees, and amenity of the levee walkway; (b) not impeding access to the levees for maintenance and repair.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

It is likely that the LFA will require measures to protect access to the levee bank.

Table 41.2 Application of development standards to use classes

Clause	Use Class
Clause 41.2.1 to 41.2.7	All uses classes

6. Further Comment

The choice of permissible land uses is guided by the existing and likely future intensity of storage uses on the site and the various site constraints. Storage is afforded a permitted use status. There is, therefore, a permitted pathway through the zone for the landowner to establish the storage use.

The zone seeks to limit the *intensity* of the use primarily via use and development standards. The standards regulate hours of operation, external lighting, vehicle movements and emissions.

The development standards also aim to ensure areas between any new buildings and boundaries are landscaped appropriately. A site coverage limit has been placed on development to limit the intensity of the future use.

Due to the constraints on access and the numerous other issues, subdivision has been limited to only be allowable by a public authority.

Proposed Amendment

It is proposed that Council initiate an amendment to the Launceston Interim Planning Scheme 2015 by replacing the existing Utilities zoning of the land at 37 Birch Avenue, Newstead, with a Particular Purpose Zone.

Act Requirements

The legislation allows for an amendment to the planning scheme under sections, 32, 34 and 35 of the *Land Use Planning and Approvals Act 1993*.

32. Requirements for preparation of amendments

(1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –*

- (a)
- (b)
- (c)
- (d)

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

- (ea) must not conflict with the requirements of section 300; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
- (2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning scheme*

34. Amendment of planning scheme

- (1) A planning authority may –*
 - (a) in response to a request under section 33; or*
 - (b) of its own motion –*
 - initiate an amendment of a planning scheme administered by it.*
- (2) The Commission may, with the approval of the Minister, give a written direction to a planning authority to initiate an amendment of a planning scheme administered by the authority and the authority must initiate the amendment of the planning scheme in accordance with the direction within 10 weeks after receiving the direction or such longer period as the Commission allows.*
- (3) A planning authority may at any time determine to withdraw an amendment, of a planning scheme administered by it, that it has initiated of its own motion.*
- (4) The withdrawal of an amendment of a planning scheme comes into effect 7 days after the date on which the planning authority determines to withdraw the amendment.*
- (5) The planning authority is to –*
 - (a) notify the Commission of the withdrawal of the amendment; and*
 - (b) give notice, in a daily newspaper circulating generally in the area, that the amendment has been withdrawn and of the date on which the withdrawal takes effect.*

35. Certification of draft amendments by planning authorities

- (1) After preparing a draft amendment of a planning scheme, the planning authority must determine whether the draft amendment meets the requirements specified in section 32 and –*
 - (a) if satisfied that it does, certify the draft amendment as so meeting those requirements; or*
 - (b) if not so satisfied, proceed to modify the draft amendment until it does meet those requirements and then certify the modified draft amendment as so meeting those requirements.*
 - (2) For the purposes of subsection (1), the planning authority must certify the draft amendment by instrument in writing affixed with the common seal of the planning authority.*
 - (3)*
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

- (4) *Within 7 days after certifying under subsection (1) that the draft amendment of a planning scheme meets the requirements specified in section 32, the planning authority must give a copy of the draft amendment and the instrument containing that certification to the Commission.*

Considerations for an Amendment

7. Sections 32 and 35 of LUPAA

Section 35 of LUPAA requires that, prior to certifying a draft amendment, the planning authority must be satisfied that it meets the requirements of section 32 and subsequently sections 30O and 35.

Section 32(e) of LUPAA

- (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

Consistent

The primary rationale for the Particular Purpose Zone is to reduce future land use conflict between using the site as a storage facility and the existing adjoining residential and non-residential recreation use. This has been the Council's intention since the sale in 2004.

The zone contains a use standard that sets limits on the types and intensity of future uses on the site, and seeks to reduce traffic volumes accessing the site via the adjacent residential and recreation facility. Where a performance criteria is relied upon, a test of reasonableness is required.

The zone also seeks to permit uses of the site that are compatible with environmental constraints such as flooding, contamination and proximity to the STP.

The zone therefore seeks to enable a reuse of the site for a range of uses that, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Section 30O of LUPAA

- (ea) *must not conflict with the requirements of section 30O; and*

Consistent

The proposal does not seek to amend or revoke a common provision overriding local provision of the Scheme.

Section 30O requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy.

A discussion of the relevant regional planning policies is provided below:

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

1.1.1.1 Northern Tasmania Regional Land Use Strategy**(a) Regional Activity Centre Network Policy****Specific Policies****RAC - P1**

Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.

Comment

The Particular Purpose Zone will allow the reuse of a previous depot site for a specialist storage facility. The extent of industrial and commercial uses has been deliberately restricted to not offend the Regional Activity Centre Network Policy. The distance between the site and any existing industrial or commercial zoned land requires a zoning that does not diminish the strategic importance of those existing clusters.

RAC-P3

Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes

Comment

By allowing a previous depot site in the Suburban Activity Centre of Newstead to be used as a specialist storage facility, the proposed amendment will support the Suburban Activity Centre of Newstead by potentially attracting customers of the storage facility to the activity centre. Furthermore, the Particular Purpose Zone restricts the range of industrial and commercial uses so as to not offend those other Activity Centres that prioritise such uses - such as Kings Meadows and Invermay.

(b) Regional Infrastructure Network Policy**Specific Policies****RIN - P4**

Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operation

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The range of uses has been limited to protect the operation of the adjoining corridor. Subdivision has also been limited to when needed by a Public Authority.

(c) Regional Economic Development Policy**Specific Policies**

The specific policies apply to:

- *Economic development;*
- *Industrial land;*
- *Training and education;*
- *Rural land and natural productive resources; and*
- *Tourism.*

Industrial Land**ED-P2**

Provide for land use planning and infrastructure networks to support the development of:

- High value agriculture and food products;
- Digital economy (including the NBN);
- Vibrant, creative and innovative activity centres as
- places of employment and lifestyle; and
- Diverse tourism opportunities.

Comment

The amendment considers that an industrial zone is not suitable for the site based on the Launceston Industrial Strategy 2009 and the Northern Tasmania Industrial Land Study 2014. The latter report sets out the areas that could be zoned for industrial use. The subject site is not identified as a candidate site.

ED-P3

Provide a 10 year supply of industrially zoned and serviced land in strategic locations.

Comment

The amendment considers that an industrial zone is not suitable for the site based on the Launceston Industrial Strategy 2009.

(d) Social Infrastructure and Community Policy

The specific policies apply to:

- Social infrastructure; and
 - Cultural heritage.
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Social Infrastructure

SI-P02

Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities

Comment

The amendment seeks to limit the types and intensity of traffic accessing the site via the adjoining sporting fields.

(e) Environment Policy

The specific policies apply to:

- *Biodiversity and native vegetation;*
- *Open space and recreation;*
- *Natural hazards;*
- *Climate change adaptation;*
- *Coasts and waterways; and*
- *Landscape and scenic amenity*

Open space and recreation

OSR-P01

To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability and the economy.

Comment

The amendment seeks to limit the types and intensity of traffic accessing the site via the adjoining sporting fields. IAN have recommended that the traffic is reduced in line with the recent traffic counting numbers. These restrictions have been imposed via use standards in the PPZ.

Natural hazard

NH-P02

Future land use and development is to minimise risk to people and property resulting from flooding

Comment

The site has recently been protected by the Newstead flood levee which provides immunity up until approximately a 1 in 200 year flood event (0.5% AEP) (according to a recent flood study by BMT).

Given the amendment is not allowing any sensitive uses to be established on the site, it is reasonable that flood risk for future *development* is dealt with at the development application stage under the Flood Prone Areas Code of the Launceston Interim Planning

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Scheme 2015. The Particular Purpose Zone has deliberately limited uses fundamentally incompatible with flood risk.

The Launceston Flood Authority (LFA) have a statutory role under the Launceston Flood Risk Management. The amendment will be referred to the LFA if initiated by Council.

Section 32 (f) of LUPAA

- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

Comment

The proposed amendment will allow the site to be used for a commercial use which responds to the surrounding land uses and environmental constraints such as

If the zone was to remain Utilities, the site would be severely limited and underutilised, and its full economic potential would not be realised. The choice of uses is limited to avoid issues with flooding, contamination and amenity impacts from the railway corridor and the Hoblers Bridge STP.

The intensity and types of use has been selected to minimise, as far as possible, impacts on the safety of the users of the adjacent recreation facility by limiting the types of traffic utilising the right of way.

Section 32(2) of LUPAA

- (2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 20 of LUPPA

Section 20 (1) of LUPPA requires that:

A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–

- (a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
 - (b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and*
 - (c)*
 - (d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*
 - (e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .*
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Given the proposal is for a change of a planning scheme, Section 20 (1) is relevant.

The proposed amendment does not offend any of the provisions of Section 32(2) of LUPAA. The amendment will not prevent the continuation of the use of land. Rather, the amendment will provide a pathway for a currently prohibited use of land to gain planning approval.

8. Schedule 1 of LUPAA

The *Land Use Planning and Approvals Act 1993* requires that scheme amendments must seek to further the objectives of Schedule 1 of the Act.

1.1.1.2 PART 1 - Objectives of the Resource Management and Planning System of Tasmania

The objectives of the resource management and planning system of Tasmania are –

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

Comment

The proposal will allow a previous underutilised Council depot site to be utilised for storage uses at an intensity that is appropriate to the residential and recreation zone interface. No adverse impacts on ecological processes or genetic diversity are likely.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

Comment

The proposed amendment will provide certainty to the landowner and neighbours regarding what uses are permissible on the site, and at what intensity. The amendment will limit truck movements on the local road network and require that use of the land does not cause unreasonable emissions to adjoining residential uses. The current zoning of the site does not represent an orderly and sustainable use of land as it is at odds with the adjoining land uses, and provides a suit of uses that are not reasonably achievable.

(c) to encourage public involvement in resource management and planning; and

Comment

The proposed amendment will be advertised in accordance with the Act. This will ensure the public is afforded an opportunity to comment on the amendment.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The amendment will allow the site to be reused for a commercial purpose.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Comment

The Tasmanian Planning Commission will assess the amendment in accordance with the relevant legislation. This provides the community the opportunity to be involved in the process.

1.1.1.3 PART 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule:

- (a) *to require sound strategic planning and co-ordinated action by State and local government; and*

Comment

The proposed amendment will, as far as possible, zone the site according to the site constraints, adjoining land uses and current use. The amendment is assessed as being consistent with all relevant strategic planning documents, including the Northern Tasmanian Regional Land Use Strategy. The proposed zone has sufficient safeguards to protect the amenity of adjoining sensitive uses and other land uses - such as recreation.

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

Comment

The PPZ set out a clear set of objectives to be achieved by focussed use and development controls that are unable to be achieved by the existing available zones in the Launceston Interim Planning Scheme 2015. Specific use and development standards aim to limit the intensity of the use and types of development to ensure that land use conflict is minimised:

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The proposed amendment will ensure that the use of the site is limited to activities that are compatible with the residential interface and the proximity to emitting uses such as the sewerage treatment plant.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

Comment

The PPZ has been assessed as being consistent with all relevant State, Regional and Local policies.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

Comment

The proposed amendment will require that future use and development of the site is undertaken in accordance with the relevant planning permits.

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

Comment

The proposal will allow the subject site to be used for a purpose that is consistent with the site constraints previously discussed.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

Comment

The site has no heritage significance.

- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

Comment

The proposal will continue to allow the sewage pump station and related infrastructure to be maintained.

- (i) to provide a planning framework which fully considers land capability.*
-

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Comment

The site is not used for agricultural purposes.

9. State Policies

Current State policies include:

- State Policy on the Protection of Agricultural Land 2009
- State Coastal Policy 1996; and
- State Policy on Water Quality Management 1997

The amendment is for the introduction of overlay mapping and does not introduce any new development standards. The amendment will accordingly not facilitate the loss of productive agricultural land, nor the degradation of coastal land or water resources.

National Environmental Protection Measures (NEPMs) are automatically adopted as State Policies. They outline common environmental objectives for managing the environment.

Current NEPMs include:

- National Environmental Protection (Used Packaging Materials) Measure;
- National Environmental Protection (Ambient Air Quality) Measure;
- National Environmental Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environmental Protection (National Pollutant Inventory) Measure;
- National Environmental Protection (Assessment of Site Contamination) Measure;
- National Environmental Protection (Diesel Vehicle Emissions) Measure; and
- National Environmental Protection (Air Toxics Measure).

Of relevance to this amendment is the *National Environmental Protection (Assessment of Site Contamination) Measure*.

The site is listed as being potentially contaminated under the Planning Scheme mapping due to previous underground fuel tanks and (potentially) previous land uses. The underground fuel tanks were decommissioned in 2003 in accordance with the guidelines at that time. Given that the amendment is only to alter the allowable uses in the zone - none of which are to be sensitive - and that any future development will require assessment under the Potentially Contaminated Land Code of the Planning Scheme, it is considered reasonable that the Planning Scheme contains sufficient safeguards for dealing with contamination at the development application stage. If the Particular Purpose Zone allowed sensitive uses, a contamination report would be required to determine if the use is suitable to include in the zone.

Sensitive uses have been explicitly avoided in the zone given the likely contamination of the site.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

10. Launceston Industrial Strategy 2009

The strategy investigated the current supply and future likely demand of industrial land in the municipality, and sets out the ideal locations and preferred criterion for selecting new industrial land.

The strategy acknowledges a likely transition in Launceston's industrial base over the coming decades due to new and emerging industries that will replace the traditional heavy industry and manufacturing sectors. This will signal a shift to more general and light industries. The strategy urges the Council to be involved in the relocation of inappropriately located industries within inner city areas where land use conflict is occurring (with sensitive uses). This should be achieved rezoning 'transition' land and providing incentives to relocate to high quality industrial sites.

The strategy deemed that the likely demand for industrial land by 2019 would be met by current (vacant) supply. The strategy acknowledges a stark downward trend in building completions for factories and warehouses - blamed partly on a potential oversupply in existing high quality, underutilised sites around the City. The strategy concludes there is ample supply of industrial land to meet mid to long term demand given the shifting preference for less heavy industry and the supply of land likely to be provided by strategic future rezoning for industrial precincts.

Locations for new industrial development

The desirable characteristics for the location of future industrial development are set out in the strategy. A comment will be provided against each characteristic to determine the suitability of an industrial zone for 37 Birch Avenue, Newstead.

Table 1 New Industrial Land Criteria - Launceston Industrial Land Strategy 2009

Characteristic	Defined	Site Suitability - 37 Birch Avenue
Location	Sites that adjoin or in close proximity to residential areas or other sensitive uses (such as schools) are likely to be restricted in their type of development and future use.	The subject site adjoins residential uses to the west. Not all industrial use and development suitable. This has been the basis for refusing a previous application to rezone the land to light industrial.
Accessibility	Adequate road and rail access is crucial. Frontage to Council arterial road and easy access to State Highways preferable for industrial zoning. Residential areas should ideally be avoided.	The site has no frontage to a Council, road and is some distance from a State Highway. The sole access to the site is via a residential area. This has been the basis for refusing a previous application to rezone the land to light industrial.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Characteristic	Defined	Site Suitability - 37 Birch Avenue
Capacity for further expansion	The ability of each sub precinct to expand.	The site and adjoining lots have little capacity to expand.
General standard of appearance	Standard of landscaping, streetscape important factor in establishing a precinct - especially where it is at the urban/rural interface.	With appropriate development standards, the site is capable of maintaining a reasonable level of amenity to adjoining uses.
Physical characteristics	Characteristics such as land stability and flooding can impact on the costs on development for industry.	The site is flood prone which been the basis for refusing a previous application to rezone the land to light industrial.

The land at 37 Birch Avenue, Newstead does not easily satisfy the characteristics for new industrial development outlined in the Strategy.

Rezoning the site to light industrial would therefore be inconsistent with the Launceston Industrial Strategy 2009.

11. City of Launceston Corporate Strategic Plan 2014 - 2024

The key parts of the City of Launceston Corporate Strategic Plan 2014-2024 that are relevant to the amendment are addressed below:

Strategic Priority 2 - We Facilitate Prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy

The amendment will facilitate an appropriate reuse of a previous Council Depot in a manner which is supportive of business and development.

Strategic Priority 3 - We are a Progressive Leader that is accountable to our governance obligations and responsive to our community

The amendment will allow the storage use of the site to be approved subject to compliance with use and development standards, which, as far as reasonably possible, provide for the health, safety and welfare of the nearby community. A future development application will be required to provide all the necessary reports and studies to ensure the decision on the development application is made based on accurate and relevant information.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

Strategic Plan 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

The amendment will control the types, and intensity, of vehicles using the right of way over the Council owned sporting fields. This will ensure users of the sporting facility are as safe as possible from vehicles accessing the sporting ground.

12. Greater Launceston Plan (GLP)

The GLP is the key strategic planning document guiding how the City and surrounding communities will develop over the coming decades. The relevant sections of the GLP will be addressed.

Policy Framework

Liveability and Amenity

The proposed amendment seeks to protect the residential amenity of adjoining residential zones by limiting the use of the site to those that are compatible with the interface. The amendment seeks to limit uses to those that are compatible with those key environmental constraints. Protecting users of the adjoining public recreation facility is also critical and has been managed by the PPZ.

Building Diversity

The amendment encourages economic diversity on a site that is constrained for reuse due to numerous constraints.

Environmental Sustainability

The amendment seeks to limit the choice of uses to only those that are compatible with environmental constraints both on the site and nearby. The site does not contain any natural values that may be impacted by the proposal.

Economic Development

The amendment will allow the previous depot site to be used for a commercial purpose.

Industrial, Employment and Multi-Purpose Site Requirements (2013-2036)

The GLP found there was an oversupply of industrial zoned land in the Greater Launceston. The GLP did not propose wide ranging additions to industrial land stocks throughout greater Launceston.

Regional Framework Plan

The site is contained within the Supporting Consolidation Area, and nearby to the suburban activity centre of Newstead. It is not anticipated that the amendment will offend the Regional Framework Plan given the size of the site and the minimal impact zoning the site will have on the current supply of land in Greater Launceston.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

13. Gas Pipelines Act 2000

Not applicable.

Referral Agencies

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The proposed amendment will be referred to TasWater once the amendment is initiated. Under section 56S(2) of the *Water and Sewerage Industry Act 2008*, the relevant regulated entity may provide comment during the public notification period.

REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	To be referred
Environmental Health	To be referred
Natural Environment	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	To be referred
DIER	N/A
TasFire	N/A
Tasmanian Heritage Council	N/A
Crown Land	N/A
TasRail	To be referred
EPA	N/A
Aurora	N/A

Conclusion

The current zoning of the site does not allow for the existing and intended storage use of the site. Rezoning of the site to both residential and light industrial has been attempted in the past but refused by the Council due to the numerous site constraints.

The Particular Purpose Zone allows the site to be used for storage at a scale that respects surrounding land uses, and responds to the site constraints.

The proposed amendment has been assessed as being supportive of the objectives of the Act and all relevant strategic planning documents.

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

It is therefore submitted that the draft amendment is consistent with the relevant (former) provisions of the *Land Use Planning and Approvals Act* so the amendment should be certified and exhibited accordingly.

ECONOMIC IMPACT:

No significant economic impacts have been identified.

ENVIRONMENTAL IMPACT:

No significant environmental impacts have been identified.

SOCIAL IMPACT:

No significant social impacts have been identified.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015
Land Use Planning and Approvals Act 1993
Local Government Act 1993 (Tas)

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.



Richard Jamieson - Acting General Manager Community and Place Network

9.2 Amendment 56 - 37 Birch Avenue, Newstead ...(Cont'd)

ATTACHMENTS:

1. Locality Map - 37 Birch Avenue, Newstead (*electronically distributed*)
 2. Particular Purpose Zone - 37 Birch Avenue, Newstead - Amendment 56 (*electronically distributed*)
 3. Instrument - 37 Birch Avenue, Newstead - Amendment 56 (*electronically distributed*)
-

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

Friday 24 January 2020

- Hosted the Community Recognition Awards for the City of Launceston

Saturday 25 January 2020

- Officiated at Chilli Skyfire's celebration

Sunday 26 January 2020

- Officiated at the Public Citizenship Ceremony for the City of Launceston

Wednesday 29 January 2020

- Officiated at the *Launceston City Deal - Smart Traffic Project* launch with Minister Michael Ferguson and MHR Bridget Archer
- Attended the Gala Cocktail Party fundraiser to support communities impacted by the Australian bushfires

Thursday 30 January 2020

- Attended Festivale's Cocktail Party

Wednesday 5 February 2020

- Attended the TasWater Owners Representative's quarterly briefing for the North
-
-

11 COUNCILLORS' REPORTS

(This item provides an opportunity for Councillors to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

12 QUESTIONS BY COUNCILLORS**12.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

12.1.1 Councillors' Questions on Notice - Councillor P S Spencer - C H Smith Car Park - Council Meeting - 23 January 2020**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 23 January 2020 by Councillor P S Spencer, have been answered by Geoffrey Stick (Team Leader Parking).

Questions:

1. Why is the C H Smith Car Park not open on the weekend?

Response:

The C H Smith Car Park is not currently open on weekends as there has not been the demonstrated need at this stage for the public to access the space. Currently, occupancy of the C H Smith Car Park sits at around 19% with the majority of users being visitors to Service Tasmania. If there is a demonstrated need to open the car park on weekends, this can easily be achieved with no additional cost to the Council. Opening the site would allow an additional 68 public bays over the weekend, only a small walk from the CBD.

2. As the C H Car Park is not open on weekends, why is the lighting turned on and not utilised?

Response:

Lights are left on in all the Council owned car parks to deter vandalism and unsavoury behaviour. If vandalism or damage occurs, CCTV cameras will provide the Council with better footage when filmed under lit conditions. Lights also remain on during the weekend as the Council staff utilise the carpark over the weekend and it is unsafe for staff to drive into a dark car park.

12.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions Without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

13 COMMITTEE REPORTS

No Committee Reports have been identified as part of this Agenda

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

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

Workshops conducted on 30 January and 6 February 2020:

The Launceston Car Parking Strategy

Councillors engaged in discussion regarding the vision and goals for the Launceston Car Parking Strategy.

First 90 Minutes Free Parking

Councillors considered the possible introduction of 90 minute free parking in the CH Smith, Paterson East, Paterson West and Elizabeth Street car parks.

37 Birch Avenue, Newstead - Proposed Particular Purpose Zone

Councillors received a briefing regarding planning options to deal with unapproved uses at 37 Birch Avenue, Newstead.

Theatre North Funding

Councillors were presented with a proposed business case and value proposition for a tripartite agreement for the Princess Theatre and Earl Arts Centre.

Draft Capital and Major Operations Budgets 2020/202

Councillors discussed the draft budgets.

Ainslie Grove Bus Petition, South Launceston

Councillors discussed the petition regarding the Ainslie Grove bus relocation.

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

REPORT:

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

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

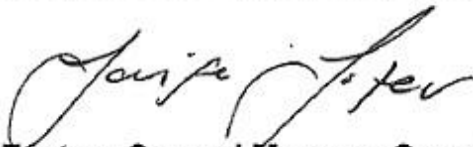
Not considered relevant to this report.

14.1 Council Workshop Report ...(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

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS**16.1 Restricted Areas Under the *Dog Control Act 2000* (Tas)****FILE NO:** SF0079**AUTHOR:** Peter Denholm (Team Leader Regulations Services)**ACTING GENERAL MANAGER:** Richard Jamieson (Community and Place Network)

DECISION STATEMENT:

To consider the declaration of restricted areas for the purposes of the *Dog Control Act 2000* (Tas).

PREVIOUS COUNCIL CONSIDERATION:

Council - 10 July 2017 - Agenda Item 15.1 - Dog Management Policy Review

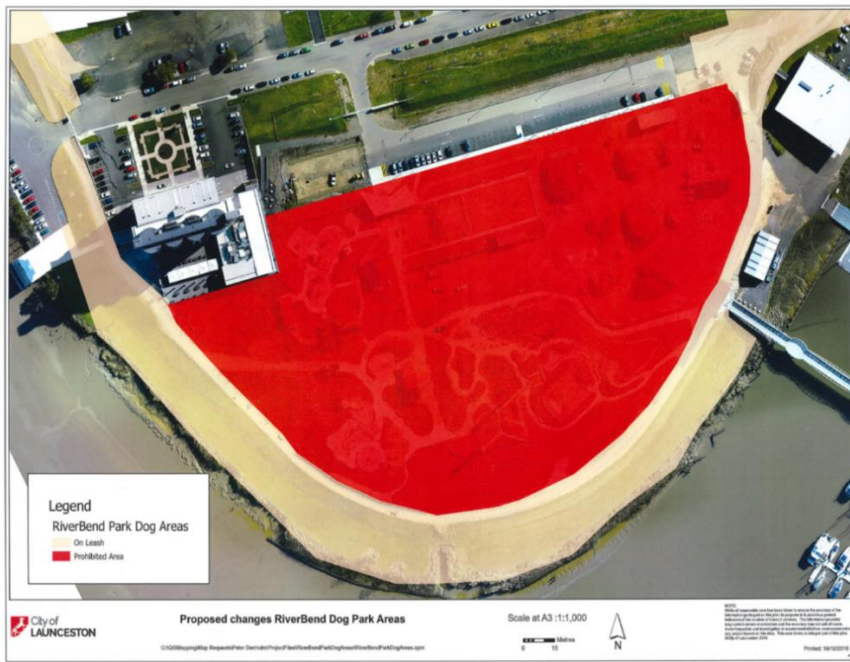
RECOMMENDATION:

That Council:

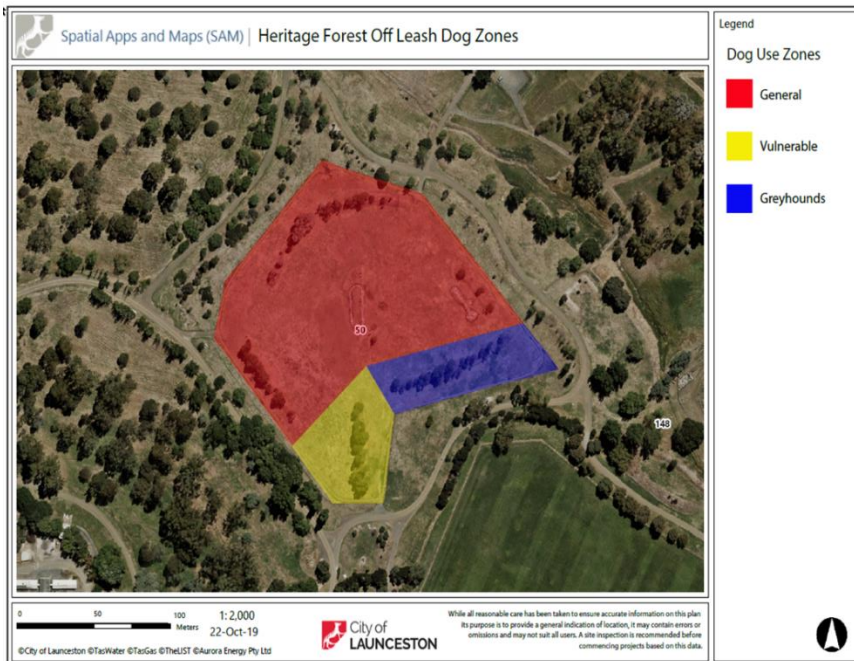
1. forms the view that the following areas should be restricted areas for the purpose of the *Dog Control Act 2000* (Tas):
 - a. Riverbend Park, marked in red on the map appearing at Recommendation 4(a) is a restricted area where dogs, other than guide dogs or hearing dogs, are restricted from entering at all times.
 - b. part of the Heritage Forest off-leash area, marked in blue on the map appearing at Recommendation 4(b), is a restricted area, a condition of use of which is that greyhounds are the only dogs permitted in the area.
 - c. part of the Heritage Forest off-leash area, marked in red on the map appearing at Recommendation 4(b), is a restricted area, a condition of use of which is that vulnerable dogs are the only dogs permitted in the area.
 2. requests the Chief Executive Officer to exercise Council's powers under sections 7 and 24 of *the Dog Control Act 2000* (Tas), to allow consultation with relevant bodies and organisations and to arrange for public notice of and the opportunity for the public to make submissions on the intended declaration and consequent necessary amendments to the Council's Dog Management Policy.
 3. notes that following consultation with relevant bodies and organisations and consideration of any submissions from the public in respect of the intended changes, a further item will come back to Council for determination.
-

16.1 Restricted Areas Under the *Dog Control Act 2000* (Tas) ...(Cont'd)

- 4. note the maps referred to at Recommendation 3. are as follows:
 - a. Riverbend Park.



- b. Heritage Forest off-leash area.



16.1 Restricted Areas Under the *Dog Control Act 2000* (Tas) ...(Cont'd)

REPORT:

The proposed changes strike a balance between dog owners' and non-dog owners' use of the Council owned facilities.

Riverbend Park is a facility that is a very busy park and is unsuitable for dogs other than guide or hearing dogs. Restricting dogs from entering the park will provide the greatest utility to members of the public.

The proposed greyhound off-leash area is to be created in response to recent changes to the *Dog Control Act 2000* (Tas) (the Act) which allow owners of greyhounds greater freedom in exercising their dogs in public. It will occur within the already designated off-leash area of Heritage Forest.

The vulnerable dog area will provide facilities for vulnerable dogs to exercise in public with less exposure to larger or stronger dogs that may pose a risk. It is noted that "vulnerable dog" is not defined under the Act. To this end, the Council's Dog Management Policy is proposed to be amended to include a definition of vulnerable dog which will include a dog which is small, geriatric or experiencing or recovering from an injury or illness. The definition will provide guidance to users of the area, but would not be definitive in the case of a prosecution or infringement.

Section 24 of the *Dog Control Act 2000* (Tas) requires that the public are invited to make submissions in relation to the proposed restricted areas. Any declaration made in respect of restricted areas must be incorporated into the Council's Dog Management Policy (10-Plx-013) (Attachment 1). The Council is required to consult with appropriate bodies and organisations before making amendments to its Policy.

Following consultation with relevant bodies and submissions from the public, a further item will come back to Council for determination.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

16.1 Restricted Areas Under the *Dog Control Act 2000* (Tas) ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To provide for the health, safety and welfare of the community.
2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.

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.



Richard Jamieson - Acting General Manager Community and Place Network

ATTACHMENTS:

1. Dog Management Policy (10-Plx-013) (*electronically distributed*)
-

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS**18.1 Petition Response - Proposed Bus Stop in Ainslie Grove, South Launceston****FILE NO:** SF1076/SF0622/SF0097**AUTHOR:** Nigel Coates (Engineering Officer Traffic)**ACTING GENERAL MANAGER:** Leigh Handley (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider objections to a proposed bus stop in Ainslie Grove, South Launceston.

PREVIOUS COUNCIL CONSIDERATION:

Council - 23 January 2020 - Agenda Item 6.1 - Petition Receipt - Stop the Relocation of Metro Bus Stop into Ainslie Grove, South Launceston

RECOMMENDATION:

That Council, whilst understanding the concerns of local residents, recognises the proposed location for the bus stop in Ainslie Grove, South Launceston is the preferred economical and practical solution.

REPORT:

The Council received a paper petition containing 29 signatures objecting to the establishment of a bus stop in Ainslie Grove, South Launceston.

The petition stated:

We petition the Council in accordance with section 57 of the Local Government Act 1993 (Tas) to stop the proposed relocation by Metro of the existing Gascoyne Street stop into and opposite the existing stop in the small residential thru street of Ainslie Grove, South Launceston due to the very serious safety concerns of local residents/ratepayers.

**18.1 Petition Response - Proposed Bus Stop in Ainslie Grove, South Launceston
...(Cont'd)**

The new Launceston Bus Network commenced operation on 19 January 2020. This has resulted in more direct and more frequent buses operating throughout Launceston. The new network includes a new service starting and terminating in Ainslie Grove, South Launceston. This inbound service uses the residential streets of Kings Meadows to reach Hobart Road then proceeds into the Launceston CBD; the outbound service returns via the same route. There are two inbound services and three outbound services operating Monday to Friday. The inbound and outbound services will not result in the presence of two buses at any one time in Ainslie Grove, South Launceston.

Metro has been consulting with residents, where necessary accompanied by Council Officers from City of Launceston, regarding the establishment of new bus stops to serve the new network. A new bus stop is proposed outside 5 Ainslie Grove, South Launceston which will operate as the starting point for the new service. The new services is planned to operate between 7.00am - 9.00am, Monday to Friday. There is an existing stop on the opposite side of Ainslie Grove, South Launceston where the service terminates.

Metro was asked to comment on the objections received to the establishment of this stop and the response is attached (Attachment 1). This response provides details of the service that previously operated via Ainslie Grove, South Launceston. The service that is now operating, refers to the unsuitability of an existing bus stop in Gascoyne Street, South Launceston and advises what Metro would do if the new stop is not supported.

The petition and the response from Metro refer to an existing bus stop in Gascoyne Street, South Launceston that is near to the proposed stop in Ainslie Grove, South Launceston that will be removed but could potentially provide the starting point for this service. Bus stops need to be *Disability Discrimination Act 1992* (Cth) (DDA) compliant and there are a number of reasons why this stop is not practical. In particular, it does not allow the bus to pull in parallel to the kerb due to the preceding outstand that forms part of a speed bump installation and the location of an existing power pole. Whilst it is possible to undertake the civil works required to make this stop DDA compliant, it will be at considerable cost to the City of Launceston, estimated to be approximately \$30,000 largely due to the requirement to relocate the power pole and alter the existing speed hump.

The City of Launceston and Metro are signatories to a Memorandum of Understanding that defines the responsibilities of each party in support of the development and use of the Launceston Bus Network. The emphasis is on the two parties working together to understand and resolve any issues or concerns for the community.

The Metro letter refers to section 49 of the *Traffic Act 1925* that affords the Transport Commission the necessary powers to install *traffic control devices* on a public street. Furthermore, legal advice obtained by the Council's Infrastructure and Engineering Department states:

**18.1 Petition Response - Proposed Bus Stop in Ainslie Grove, South Launceston
...(Cont'd)**

The Traffic Act allows the Commission to compel us (City of Launceston) under section 59 to put up traffic signs if they so wish. We have to comply with such directions.

Given the new Launceston Bus Network commenced operation on 19 January 2020 with supporting signage and advertising materials already released, it is considered likely that the Commission would utilise their powers to install the bus stop.

Due to the costs associated with upgrading the existing Gascoyne Street, South Launceston bus stop to achieve DDA compliance and the low frequency of bus movements in Ainslie Grove, South Launceston the City of Launceston supports the establishment of the new bus stop in Ainslie Grove, South Launceston.

ECONOMIC IMPACT:

An efficient and accessible passenger transport system ensures that residents of the greater Launceston area can access employment and services resulting in a more vibrant economy.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Adequate and affordable passenger transport is of particular benefit to those, for a number of reasons, do not have access to independent mobility.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 7 - A City planning for our future by ensuring our approach to strategic land use, development and infrastructure is coordinated, progressive and sustainable.

Ten-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.
-

**18.1 Petition Response - Proposed Bus Stop In Ainslie Grove, South Launceston
...(Cont'd)**

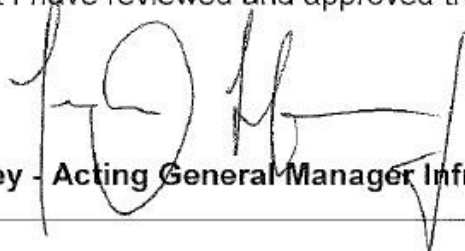
BUDGET & FINANCIAL ASPECTS:

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.



Leigh Handley - Acting General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Letter from Metro - Proposed Bus Stop, Ainslie Grove, South Launceston
-

Attachment 1 Letter from Metro - Proposed Bus Stop, Ainslie Grove, South Launceston

17 December 2019

Mr Nigel Coates
Engineering Officer
Traffic Infrastructure and Assets Network
City of Launceston
Town Hall, 18-28 St John Street
LAUNCESTON TAS 7250

Dear Nigel

Thank you for your correspondence dated 12 December 2019 regarding a petition opposing the provision of a new bus stop in Ainslie Grove.

The reasons for this bus route, starting in Ainslie Grove:

- Metro currently travels via Ainslie Grove in both directions, servicing Normanstone Road and Gascoyne Street.
- There are currently 12 bus movements through Ainslie Grove each weekday – these are:
 - Route 48 outbound scheduled at 10:05, 12:05 and 14:05
 - Route 48 inbound scheduled at 9:15, 10:33, 12:33 and 14:33
 - Route 58 outbound scheduled at 15:10, 15:58, 16:58 and 18:03
 - Route 58 inbound scheduled at 8:24
- Analysis of patronage data indicates that local residents tend to use services travelling via Westbury Road to access Launceston City, which supports the removal of Normanstone Road from the general access network.
- Feedback received during the consultation period indicates that the community wants more direct routes that offer shorter travel times, as opposed to many of the existing circuitous routes in Launceston. With this in mind, the new network design includes the withdrawal of the poorly patronised routes that travel via Waveney and Lithgow Streets and Ainslie Grove on weekdays.

Why the existing stop in Gascoyne Street is unsuitable:

- The Gascoyne Street stop is unable to be upgraded to comply with the Disability Standards for Accessible Public Transport that are set out under the Disability and Discrimination Act (DDA). The stop does not allow for wheelchair access, or the installation of tactile ground surface indicators, due to the nature strip at the site. The Ainslie Grove location satisfies these requirements and will therefore maximise compliance with the DDA standards.



- At present the proximity of a power pole to the existing stop does not enable Metro buses to adequately align the bus with the kerbing. This impacts the ability to locate the boarding point as close as possible to the kerb and to safely load wheelchairs.

Frequency of service and length of time the bus will be stopped on Ainslie Grove:

- The number of services traveling through Ainslie Grove will be reduced from 12 to five services each school term weekday, and four services during school holidays. During school term the services commencing from Ainslie Grove will depart at 7:46 and 8:30, with the 8:30 service being the only service departing from Ainslie Grove during school holidays. Terminating services in Ainslie Grove are scheduled to arrive at 16:01, 16:57 and 17:57.
- The new services will operate on weekdays only.
- The new services commencing from Ainslie Grove are the first services each weekday. Buses will travel direct from Metro's Launceston Depot to Ainslie Grove, open the doors, set the destination code, close the doors and depart. Metro anticipates that this sequence will take no longer than 60 seconds.

What Metro intend to do if the City of Launceston Council do not support provision of the new bus stop:

- If support from the City of Launceston is not provided, Metro is in receipt of an alternate site proposal from Council to relocate further along Gascoyne Street, closer to Chifley Street. The original intention of this plan was to provide more on-street parking for residents in Gascoyne Street, however if the Ainslie Grove stop does not proceed, 30 metres of that newly supplied on-street parking will need to be removed for the purposes of installing the stop.
- It is to be noted that, even if the proposed location of the bus stop in Ainslie Grove is ultimately rejected by Council, due to the layout of the road network buses will still need to travel via Ainslie Grove to access Gascoyne Street at the beginning, and Normanstone Road at the end of the route.
- Clause 49 of the Traffic Act of 1925 states: 'The Commission may, for the purpose of marking stands, safety zones, or parking areas or for the purpose of guiding, directing, or regulating traffic, place, erect, or install in public streets, posts, standards, domes, studs, and other contrivances and may make markings on or in the surface of a public street.'

With the Department of State Growth's support, Metro maintains that the proposed location in Ainslie Grove is the most suitable site for a bus stop, and, with the reduction in service frequency compared to the existing network, believe it will have negligible impact on the amenity of local residents.

Yours sincerely



Gregg Lennox

Statewide Stakeholder Engagement Manager

CC Aimee Caldwell, Department of State Growth

18.2 Central Business District Annual Kerbside Collection Fee for 2019/2020**FILE NO:** SF0632**AUTHOR:** Rachael Eberhardt (Waste Management Officer Operations)**ACTING GENERAL MANAGER:** Leigh Handley (Infrastructure and Assets Network)

DECISION STATEMENT:

That under section 205 of the *Local Government Act 1993* Council sets the annual kerbside collection fee for the Central Business District (CBD) for weekly waste and fortnightly recycling.

PREVIOUS COUNCIL CONSIDERATION:

Council - 18 April 2019 - Agenda Item 22.3 - Kerbside Collection Service (Waste, Recycling and FOGO) Contract - approved the acceptance of kerbside collection tender submitted by Veolia Environmental Services for collection of waste, recycling and FOGO

RECOMMENDATION:

That Council approves, under section 205 of the *Local Government Act 1993* (Tas), the annual kerbside collection fee for the CBD for weekly waste and fortnightly recycling fee prorated for 2019/2020:

- 140 litre waste and 240 litre recycling \$145.70 per annum; or
 - 240 litre waste and 240 litre recycling \$249.75 per annum.
-

REPORT:

In April 2019, Council approved a tender submission by Veolia Environmental Services for kerbside collection services for waste, recycling and FOGO. As part of this new contract, the CBD prepaid bag system was to cease due to work health and safety concerns with manual handling, the need to offer comingled recycling and the Council's move towards the phasing out of single use plastics.

The last collection day for the prepaid bag service will be Thursday, 2 April 2020 and the first day of the new collection service will be Thursday, 9 April 2020.

The new service will be an opt-in and offers either a 140 litre or 240 litre waste bin and a 240 litre recycling mobile bin for a weekly waste collection and a fortnightly recycling collection. This includes residents, commercial businesses and offices within the Central Business District (CBD) collection area.

18.2 Central Business District Annual Kerbside Collection Fee for 2019/2020 ...(Cont'd)

Collections will occur on Thursday morning from 4.00am - 6.00am with bins to be placed at the kerb after 5.00pm on Wednesday.

A survey was conducted in December 2019 to gather information regarding the concerns of CBD businesses and residents about the new service. The Council received 33 responses. Of these responses 57% use the current bag system, 90% are interested in the new service and 73% of waste generated is comingled recycling.

The main concerns arising from the survey participants were lack of storage for bins, security and vandalism and the day and time of collection.

Storage

If storage is an issue then users can speak to a neighbour to see if they may have available space, arrange for a private contractor, manage the waste themselves such as take to the Launceston Waste Centre or Waste Management Officers will assess if there is a need for a storage hub.

Security and vandalism

Kerbside collection services with mobile bins in CBD areas is carried out successfully across Australia including Hobart CBD with bins put out of an evening and collected early the next morning.

If a bin is tipped over, Veolia will still collect the bin from 4.00am and the Council's City Services team come though from 6.00am and will clean up any mess left over before 8.00am.

Each bin has a serial number registered to the property. If the stolen bin turns up elsewhere, the Council is able to track it back to the user. Damaged bins will be repaired or replaced.

Day and time

Trucks are already servicing the CBD from 4.00am collecting private waste and recycling from businesses and residents. On Thursdays, Veolia are already servicing the CBD, which will reduce the time/days we have trucks in the CBD at early hours.

Vandalism, additional to current levels with the bag system are not expected. However, if this does become a problem then staff will work to resolve the issues.

By having the bin out no earlier than 5.00pm on the Wednesday and put away by 9.00am on the Thursday there is little disruption to the CBD during business hours and the bins will not become obstacles during peak shopping times.

**18.2 Central Business District Annual Kerbside Collection Fee for 2019/2020
...(Cont'd)**

Fee

The tendered price for lift rates for the collection of the CBD waste and recycling is the same as the urban lift rates. As the CBD service is the same as the urban and rural areas, it is recommended that the CBD service be charged the same fee as the annual waste charge on the rates. For the 2019/2020 financial year the waste charge on the rates is set at:

Waste bin size	Annual waste charge
140 litre waste and 240 litre recycling	\$145.70
240 litre waste and 240 litre recycling	\$249.75

The system is to be implemented much the same as FOGO so that both owners and tenants can register for the service. This kerbside collection fee will be invoiced annually and invoiced pro rata for new registrations.

It is recommended that under section 205 of the *Local Government Act 1993*, the Council sets the annual kerbside collection fee for the CBD for weekly waste and fortnightly recycling fee prorated for 2019/2020:

- 140 litre waste and 240 litre recycling \$145.70 per annum; or
- 240 litre waste and 240 litre recycling \$249.75 per annum.

For the 2019/2020 financial year, users of the service will pay pro rata of the annual fee.

Waste bin size	Pro rata fee for April - June 2020
140 litre waste and 240 litre recycling	\$36.42
240 litre waste and 240 litre recycling	\$62.44

The kerbside collection fee will be set each financial year as part of the annual fees and charges process.

At the time of the approval of the 2019/2020 fees and charges, Waste Management Officers did not have sufficient information to be able to include this fee.

ECONOMIC IMPACT:

Based on two bags per week for collection at an annual cost of \$270.40 (\$2.60 per bag x 2 x 52 weeks) there would be a saving for most users of the service of between \$20 - \$120 per annum.

There is the added benefit of the additional service of recycling included in the annual collection fee.

The fees proposed are the same as the waste charges set in the rates.

**18.2 Central Business District Annual Kerbside Collection Fee for 2019/2020
...(Cont'd)**

ENVIRONMENTAL IMPACT:

A culture where there is no emphasis on waste diversion from landfill results in a shorter life span for the landfill and is inconsistent with the Council's strategy to reduce waste to landfill. The introduction of a recycling service in the CBD will provide opportunity for diversion from landfill.

SOCIAL IMPACT:

Kerbside collection is an essential service provided by the Council to ensure the amenity and health of our community.

As the CBD bag collection system is to be discontinued, to not offer a waste collection service would have more impact on the CBD community rather than a change to a mobile bin system.

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.

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:

5. To maintain a financially sustainable organisation.

BUDGET & FINANCIAL ASPECTS:

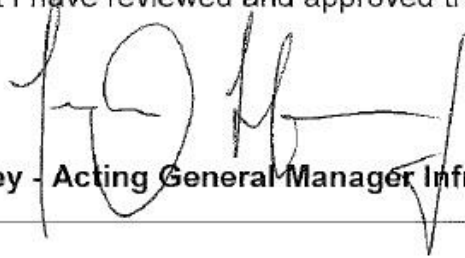
The budget consideration of this item has been approved by the General Manager Organisational Services Network and Manager Finance.

**18.2 Central Business District Annual Kerbside Collection Fee for 2019/2020
...(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.



Leigh Handley - Acting General Manager Infrastructure and Assets Network

18.3 Audrey Avenue, St Leonards - Extension of Use of Street Name

FILE NO: SF0621/DA0038/2017/SF5868

AUTHOR: Sonia Smith (Senior Engineering Officer Development)

ACTING GENERAL MANAGER: Leigh Handley (Infrastructure and Assets Network)

DECISION STATEMENT:

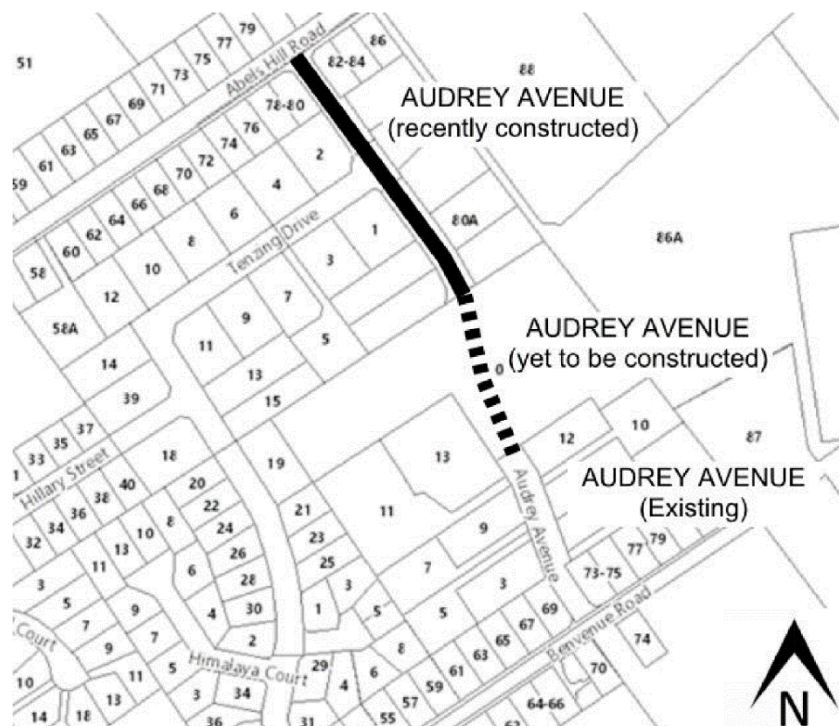
To consider the extension of the use of the name Audrey Avenue, St Leonards.

PREVIOUS COUNCIL CONSIDERATION:

Council - 25 June 2012 - Agenda Item 17.4 - Proposed Street Name - Audrey Avenue, St Leonards

RECOMMENDATION:

That Council approves the extension of the use of the name Audrey Avenue, St Leonards for the continuation of the road between Benvenue Road and Abels Hill Road, St Leonards as shown below:



18.3 Audrey Avenue, St Leonards - Extension of Use of Street Name ...(Cont'd)

REPORT:

The recent subdivision of 80A Abels Hill Road, St Leonards has created the northern end of a road that, upon completion, will link Abels Hill Road with Benvenue Road, St Leonards.

In 2012 the southern portion of the road was constructed by the owner of 71 Benvenue Road, St Leonards. The name approved for the 131m of road was Audrey Avenue, St Leonards.

The northern end of the road contained within the land formally known as 80A Abels Hill Road, St Leonards has now been constructed and requires a formal extension of the name to allow addressing of the new lots to be undertaken.

There remains a section of approved, but as yet unconstructed subdivision, within the balance of 71 Benvenue Road, St Leonards and it is intended that the alignment of the future road also be designated as Audrey Avenue, St Leonards.

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 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.
-

18.3 Audrey Avenue, St Leonards - Extension of Use of Street Name ...(Cont'd)

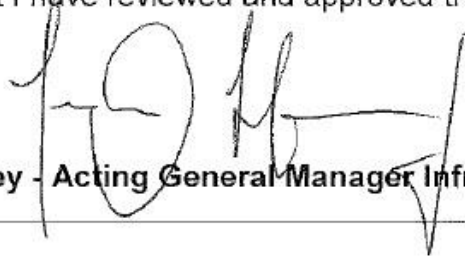
BUDGET & FINANCIAL ASPECTS:

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.



Leigh Handley - Acting General Manager Infrastructure and Assets Network

18.4 Draft Greater Launceston Transport Vision and Work Plan

FILE NO: SF6773

ACTING GENERAL MANAGER: Leigh Handley (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the *Draft Greater Launceston Transport Vision* and *Greater Launceston Work Plan* for community consultation.

RECOMMENDATION:

That Council:

1. endorses the exhibition of the *Draft Greater Launceston Transport Vision* (ECM Document ID Set Number 4215032) and the *Draft Greater Launceston Transport Vision Work Plan* (ECM Document ID Set Number 4215036) for community consultation and seeks community feedback over a period of four weeks.
 2. endorses the use of an independent host site for the *Draft Greater Launceston Transport Vision* and the *Draft Greater Launceston Transport Vision Work Plan* community consultation process to provide a single contact point for the greater Launceston community.
 3. notes that the report is available to Councillors on request to the Chief Executive Officer under section 28D of the *Local Government Act 1993* (Tas).
 4. determines that the report mentioned at Recommendation 1. is released and made available to the public as part of a regional local government and State launch event planned for February or March 2020.
-

REPORT:

The greater Launceston region is growing and with this growth comes a variety of impacts on our region's transport networks and services. To effectively manage these impacts there is a need to ensure Launceston and the surrounding townships maintain appropriate amenity within their neighbourhoods and shopping precincts, whilst investing in a transport system that meets community needs for work, education, recreation and tourism purposes.

The region also has several key stakeholders who are responsible for managing the transport network and services, but these stakeholders are fragmented across various municipal areas, service providers and levels of government.

18.4 Draft Greater Launceston Transport Vision and Work Plan ...(Cont'd)

In May 2018 senior State and Local Government representatives met to discuss the need for a shared transport vision for the region and a clear work plan to align resources and funding to a series of common transport objectives.

On 21 September 2018 the Tasmanian Minister for Infrastructure confirmed the establishment of a Transport Working Group (TWG) to develop a shared Transport Vision for the Greater Launceston region. The TWG would comprise senior transport engineers, town planners and policy officers from State and Local Government listed below:

Local Government

- City of Launceston Council
- Dorset Council
- George Town Council
- Meander Valley Council
- Northern Midlands Council
- West Tamar Council

State Government

- Department of State Growth: Network Planning
- Department of State Growth: Passenger Transport
- Department of State Growth: Infrastructure Policy

Throughout late 2018 and 2019 a series of TWG workshops were held to research and develop a common Transport Vision for the Greater Launceston region.

A key outcome of the vision's development was the need to put the 'liveability' of the region at the heart of all transport planning and projects.

The final outcome of the process was the delivery of the *Draft Greater Launceston Transport Vision* and *Draft Greater Launceston Transport Vision - Work Plan*.

Draft Greater Launceston Transport Vision

The *Draft Greater Launceston Transport Vision* (the Vision) is a long term document aimed at guiding the way the greater Launceston region plans, assesses, builds and operates its transport network and associated supporting services.

The Vision details four major themes that are critical to the delivery of a sustainable transport system.

18.4 Draft Greater Launceston Transport Vision and Work Plan ...(Cont'd)

Major themes:

- Integrated Transport, Land Use and Economic Planning;
- Greater Launceston Network Planning;
- Transport Options; and
- Primary Transport Corridors.

Draft Greater Launceston Transport Vision - Work Plan

The *Draft Greater Launceston Transport Work Plan* (the Work Plan) has been developed to maximise the community's understanding of the current, proposed and future activities and investment required to develop a sustainable transport network and associated services.

The Work Plan is not intended to be an extensive action list (that would be traditionally included within a transport strategy), but instead is a three - four year work plan that maps out the key initiatives and investments required to shape the short and medium term transport needs of the region.

The work plan response to the below series of questions:

- What do we already know?
- What do we need to investigate?
- Establishing a clear vision?
- What strategies do we need to get us there?
- What we're working on?
- What's in the pipeline?

The final Work Plan details approximately 28 projects, initiatives and programs to be delivered by local and state government, as well as other key stakeholders.

The Work Plan also highlights a series of priority projects that are critical to the management of short term transport issues and informing the long term transport needs of the region; including a future Greater Launceston Transport Strategy.

Next Steps

The next step in the development of a Greater Launceston Transport Vision and Work Plan is to seek approval from all partner Councils and the State Government to exhibit the two documents for public consultation.

It is proposed to put the Vision and Work Plan out for community consultation for four weeks and seek feedback via an independent website to maximise the consistency in community communication and the ability to collate a single feedback dataset.

18.4 Draft Greater Launceston Transport Vision and Work Plan ...(Cont'd)

The exhibition period will commence once all Vision partners have endorsed the two documents for consultation.

ECONOMIC IMPACT:

The Greater Launceston Transport Vision aims to support the continued population and economic growth with the greater Launceston region, and the establishment of a sustainable and prosperous region.

The Work Plan details various government investments that will provide employment opportunities for the regional economy, while also supporting further improvements in transport efficiency and private sector investment.

ENVIRONMENTAL IMPACT:

The Greater Launceston Transport Vision and Work Plan ensures a balanced approach to the investment in new infrastructure while also ensuring that Government and our community's transition to a more sustainable transport future.

The Vision encourages the use of more sustainable transport modes such as walking, cycling and public transport, and avoids the motor vehicle being seen as the only viable mode of transport within the region.

SOCIAL IMPACT:

The Greater Launceston Transport Vision and Work Plan aims to maximise the transport choices within our community, increase amenity around the City, our towns, activity/shopping centres and within our neighbourhoods, and ensure that transport infrastructure is designed to meet the needs of an aging population and those with special needs.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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.

18.4 Draft Greater Launceston Transport Vision and Work Plan ...(Cont'd)

Focus Areas:

2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.
3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.

BUDGET & FINANCIAL ASPECTS:

There is no budget requirement for the implementation of the Greater Launceston Transport Vision. All consultation will be in collaboration with the six partner Councils and the Department of State Growth and within budget allocations.

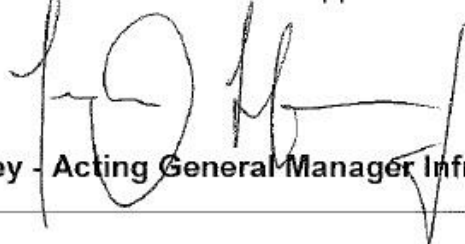
The Greater Launceston Transport Vision and Work Plan includes a series of initiatives that are already confirmed within Council's budget and long term financial plan.

All future initiatives will be subject to the Council's normal budget process.

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.



Leigh Handley - Acting General Manager Infrastructure and Assets Network

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 Men's Shed Lease - Nunamina Park, Kings Meadows****FILE NO:** SF2729**AUTHOR:** Tricia De Leon-Hillier (Lease and Licencing Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an area of land situated at Nunamina Park, Kings Meadows (CT15638/1) to the Rotary Clubs of Youngtown and Kings Meadow for the use of a Men's Shed Community Project.

This decision requires an absolute majority of Council.

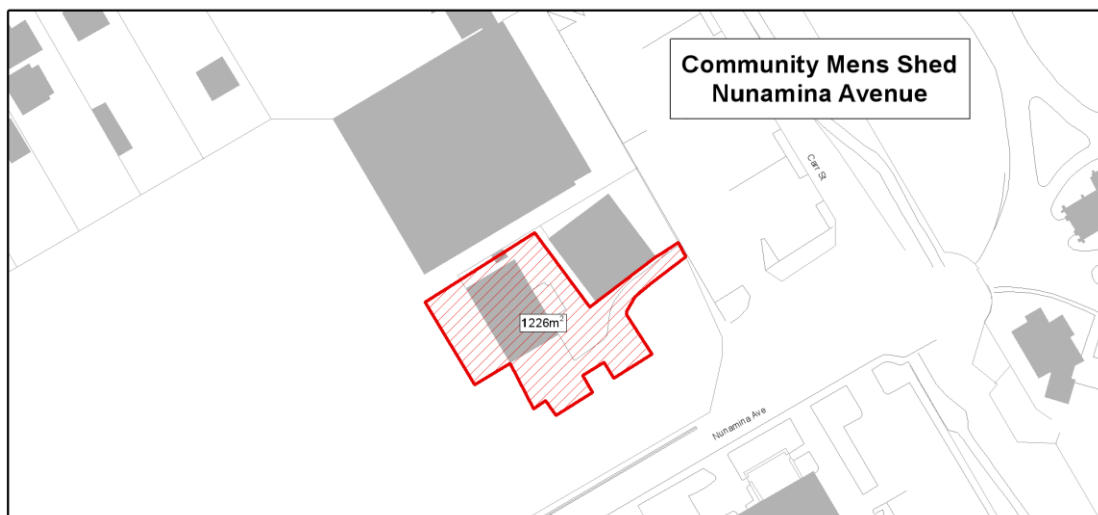
PREVIOUS COUNCIL CONSIDERATION:

Council - 8 December 2014 - Agenda Item 18.1 - Proposed Men's Shed Nunamina Park

RECOMMENDATION:

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

1. agrees to lease a parcel of land situated at 1-33 Nunamina Avenue, Kings Meadows (CT15638/1) to the Rotary Clubs of Youngtown and Kings Meadows for the use of a Men's Shed Community Project as indicated on the plan below:



19.1 Men's Shed Lease - Nunamina Park, Kings Meadows ...(Cont'd)

2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:

- the term shall be five years commencing on the 1 February 2020;
 - the lease amount shall be \$1 per annum if demanded;
 - tenant to be responsible for:
 - building and contents insurance;
 - energy costs;
 - volumetric and connection charges for water; and
 - sewerage charges;
 - and other service charges, if any.
 - tenant shall continuously maintain:
 - any infrastructure or any infrastructure installed by the tenant or the Council in relation to the tenant's occupation;
 - building in good and reasonable order; and
 - public liability insurance of at least \$20 million.
 - all remaining terms to be determined by the Chief Executive Officer.
 - any right, option or discretion exercised by Council under the lease may be exercised by the Chief Executive Officer.
-

REPORT:

In 2014, a community group from the Rotary Clubs of Youngtown and Kings Meadows approached the Council seeking a location to build and establish a Men's Shed at Nunamina Park. After Council Officers met with members of the group and assessed the suitability of this site, the community group progressed on with the development application and building process. At the time, surrounding businesses and stakeholders were consulted and supportive of the project and on 8 December 2014 Council met and approved their proposal.

The men's shed group has had full support and funding available from the Rotary Clubs of Youngtown and Kings Meadows. They have been established at this site since their lease commenced on the 1 January 2015 and have been model tenants. They continue to be responsible for all outgoing costs such as TasWater usage and service charges and connection to power services. The current lease expired on the 1 January 2020 and now the group seeks approval for another lease for five years at \$1 per annum.

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

19.1 Men's Shed Lease - Nunamina Park, Kings Meadows ...(Cont'd)

ECONOMIC IMPACT:

There is no economic impact with this proposal.

ENVIRONMENTAL IMPACT:

This proposal will have a neutral impact on the environment.

SOCIAL IMPACT:

There is a positive social impact with this proposal, as it will allow a valuable community group to continue to operate.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

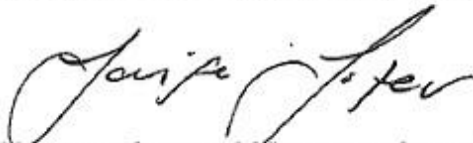
Not considered relevant to this report.

19.1 Men's Shed Lease - Nunamina Park, Kings Meadows ...(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

ATTACHMENTS:

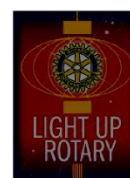
1. Proposal Letter from the Rotary Clubs of Youngtown and Kings Meadows
-

Attachment 1 - Proposal Letter from the Rotary Clubs of Youngtown and Kings Meadows

President 2019/2020
Young Town Chris Westlake
Mobile 0408130196
Kings Meadows – Ian Hart
Mobile 0419331574

ROTARY CLUBS OF YOUNGTOWN & KINGS MEADOWS (Rotary Community Men's Shed Project)

Rotary International District 9830
PO Box 101, Kings Meadows
Tasmania Australia 7249



Secretary 2014-2015
Youngtown - Leigh Iles PP PHF
Mobile 0422 414 193
Email: leigh.iudy@bigpond.com
Kings Meadows - Jill Habner
Mobile 0418 128 742

25 October 2019

City of Launceston
PO Box 396
Launceston TAS 7250

RE: Rotary Lease 1 - 33 Nunamina Avenue (Nunamina Park)
Kings Meadows Tasmania PID 2966626

Dear Tricia De Leon-Hillier

I am writing to you in my capacity as an elected representative of the Rotary Clubs of Kings Meadows and the Youngtown, Men's Shed Committee.

Our current Lease with the Council expires on 1 January 2020.

Our two Rotary Clubs would like to request a new Lease, with a term of 5 years from the date of expiry, on the same terms and conditions as per the current lease and hope the Council will look favourably upon our request.

Kind Regards and Many Thanks

Mark Snooks
Mob: 0407 828 333
For and on behalf of Rotary Clubs of Kings Meadows and Youngtown

All address all correspondence to:

Email: mark_snooks@bigpond.com

Posted Mail:
Rotary Club of Kings Meadows
PO Box 101 Kings Meadows Launceston 7249

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS

No Items have been identified as part of this Agenda

21 URGENT BUSINESS

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

22 CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

22.1 Confirmation of the Minutes

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

22.2 Disposal of Land at Charolais Drive, Norwood

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.

22.3 End of Closed Session

To be determined in Closed Council.

23 MEETING CLOSURE
