



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 15 JULY 2021
1.00pm**

City of Launceston

COUNCIL AGENDA

Thursday 15 July 2021

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: 15 July 2021

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.

This Council Meeting will be streamed live to and can be accessed at:
www.launceston.tas.gov.au/Council/Meetings/Listen .

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed. Members of the public will be required to check in on arrival via the *Check In Tas App* as per the Direction Under Section 16 - Contact Tracing - No. 5 - *Public Health Act 1997*.

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

City of Launceston

COUNCIL AGENDA

Thursday 15 July 2021

19 January 2021

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

Dear Michael

COUNCIL MEETINGS

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

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

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following dates for 2021:

28 January	11 February	25 February	11 March
25 March	8 April	22 April	6 May
20 May	3 June	17 June	1 July
15 July	29 July	12 August	26 August
9 September	23 September	6 October	21 October
4 November	18 November	2 December	16 December

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

Yours sincerely



Councillor A M van Zetten
MAYOR

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	MAYORAL ACKNOWLEDGEMENTS	1
3	DECLARATIONS OF INTEREST	1
4	CONFIRMATION OF MINUTES	1
5	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	1
6	PETITIONS	1
	No Petitions have been identified as part of this Agenda	1
7	COMMUNITY REPORTS	2
7.1	Ms Erin Duffy (Founder, Secretary and Events Manager) - Just Like Jack	2
8	PUBLIC QUESTION TIME	2
8.1	Public Questions on Notice	2
8.1.1	Public Questions on Notice - Ms Susan Rafferty - Council Meeting - 1 July 2021	3
8.1.2	Public Questions on Notice - Ms Susan Rafferty - 6 July 2021	5
8.1.3	Public Questions on Notice - Ms Susan Rafferty - 6 July 2021	8
8.2	Public Questions Without Notice	10

City of Launceston

COUNCIL AGENDA

Thursday 15 July 2021

Item No	Item	Page No
9	PLANNING AUTHORITY	11
9.1	DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units	11
9.2	Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston	46
10	ANNOUNCEMENTS BY THE MAYOR	67
10.1	Mayor's Announcements	67
11	COUNCILLORS' REPORTS	68
12	QUESTIONS BY COUNCILLORS	68
12.1	Questions on Notice	68
	No Councillor's Questions on Notice have been identified as part of this Agenda	68
12.2	Questions Without Notice	68
13	COMMITTEE REPORTS	68
	No Items have been identified as part of this Agenda	68
14	COUNCIL WORKSHOPS	69
14.1	Council Workshop Report	69
15	NOTICES OF MOTION	72
	No Notices of Motion have been identified as part of this Agenda	72
16	COMMUNITY AND PLACE NETWORK ITEMS	72
	No Items have been identified as part of this Agenda	72

City of Launceston

COUNCIL AGENDA

Thursday 15 July 2021

Item No	Item	Page No
17	CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS	72
	No Items have been identified as part of this Agenda	72
18	INFRASTRUCTURE AND ASSETS NETWORK ITEMS	72
	No Items have been identified as part of this Agenda	72
19	ORGANISATIONAL SERVICES NETWORK ITEMS	73
19.1	Flying of Flags Policy Review (14-PI-019)	73
19.2	Fees and Charges Amendment	80
19.3	Lease - Karoola Recreation Ground and Hall	85
20	CHIEF EXECUTIVE OFFICER NETWORK ITEMS	89
20.1	Outcome of 2021 Local Government Association of Tasmania Elections	89
21	CLOSED COUNCIL	92
21.1	Confirmation of the Minutes	92
21.2	Lease - Tram Shed Function Centre	92
21.3	End of Closed Session	92
22	MEETING CLOSURE	92

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 MAYORAL ACKNOWLEDGEMENTS

3 DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - 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 1 July 2021 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 (Tas) - sections 57 and 58

No Petitions have been identified as part of this Agenda

7 COMMUNITY REPORTS

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

7.1 Ms Erin Duffy (Founder, Secretary and Events Manager) - *Just Like Jack*

Ms Duffy will provide Council with an outline of the positive benefits the organisation is having on the disability community in Tasmania along with information on the future of the organisation and upcoming events.

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 Susan Rafferty - Council Meeting - 1 July 2021

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 1 July 2021 by Ms Susan Rafferty, have been answered by Mrs Leanne Hurst (General Manager Community and Place Network) and Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

[With reference to the Traffic Impact Assessment Study conducted by Pitt and Sherry in relation to the Veolia Site]:

1. Will the Council undertake a proper, thorough and transparent study into the traffic movements which includes both UTAS and Veolia and publicly release them so assessments can be made and also cease these developments going further until it is complete?

Response:

The traffic impact assessment considered as part of the Veolia development met the requirements of the Launceston Interim Planning Scheme. The Invermay Traffic Master Plan which is a public document details how transport use will be managed in the suburb. That said, the development in question has a lawfully issued Planning Permit and therefore, there is no ability for the Council to prevent the development from progressing.

8.1.1 Public Questions on Notice - Ms Susan Rafferty - Council Meeting - 1 July 2021 ...(Cont'd)

2. [In relation to Churchill Park Drive] what duty of care does the Council have to nearby residents to prevent any transmissions both now and into the future and how will the Council monitor this?

Response:

It is assumed that this question relates to any environmental emissions with respect to the operations of the recycling centre approved by a decision of the Resource Management Planning and Appeal Tribunal (RMPAT) for Development Application DA0711/2019. Similar Questions on Notice with respect to this development application have previously been responded to in Council Agendas and this response is a summary of that advice.

DA0711/2019 was assessed against the Environmental Impacts and Attenuation Code within the Launceston Interim Planning Scheme 2015. Conditions were applied to the permit, which was issued following a decision of RMPAT. Conditions on the permit include requirements with regard to recording, storage, handling and disposal of hazardous material, emergency response planning and incident response. It is the responsibility of the operator to ensure compliance with permit conditions and with the Environmental Management and Pollution Control Act 1994. The Council has the ability to issue an environmental protection notice on a Level 1 activity that is causing an environmental nuisance.

8.1.2 Public Questions on Notice - Ms Susan Rafferty - 6 July 2021**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following question, submitted in writing to Council on 6 July 2021 by Ms Susan Rafferty, has been answered by Mr Michael Stretton (Chief Executive Officer).

Questions:

1. Will Council consider establish a regular community forum which allows for an open flow of communication with residents? This would allow diverse options to be canvassed in a less combative way.

Response:

The City of Launceston is committed to engaging with local residents and values community feedback. The Council regularly undertakes community engagement around specific projects such as the revitalisation of the Road Safety Centre, for example. The Council also seeks input and feedback on its strategic priorities and conducts engagement on strategies such as the draft Launceston Transport Strategy 2020-2040 and Launceston Cultural Strategy. When appropriate, the Council hosts public forums on specific matters such as the Building Heights and Massing Study.

The City of Launceston's Tomorrow Together program facilitates open conversations between the Council, the community, businesses and industry about the big issues for Launceston. This program has been extremely well received and will continue to form an integral part of the Council's on-going community engagement strategy.

The Council invites feedback through a variety of traditional methods but is committed to best practice and continuous improvement. The City of Launceston will continue to look at new ways of engaging with the community to ensure that everyone has a voice and that residents continue to play a meaningful role in shaping the City's strategic direction.

The City of Launceston's Community Engagement Framework demonstrates its commitment to building relationships with a range of stakeholders and can be viewed online at yourvoiceyourlaunceston.com.au/community-engagement-framework1.

8.1.2 Public Questions on Notice - Ms Susan Rafferty - 6 July 2021 ...(Cont'd)

ATTACHMENTS:

1. Public Questions on Notice - Ms Susan Rafferty - 6 July 2021
-

Attachment 1 - Public Questions on Notice - Ms Susan Rafferty - 6 July 2021

From: Susan Rafferty
Sent: Tue, 6 Jul 2021 11:49:03 +1000
To: Contact Us
Subject: Question on Notice - Reflections of Council Meeting - 1/7/2021

Question: Will council consider establishing a regular community forum which allows for an open flow of communication with residents?

This would allow diverse options to be canvassed in a less combative way.

8.1.3 Public Questions on Notice - Ms Susan Rafferty - 6 July 2021

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following question, submitted to Council in writing on 6 July 2021 by Ms Susan Rafferty, has been answered by Mrs Leanne Hurst (General Manager Community and Place Network).

Questions:

1. How will council ensure that its Duty of Care toward the health of nearby residents will not be compromised if the proposed recycling depot on Churchill Park Drive goes ahead?

Response:

The response to this question is provided in this Agenda - Agenda Item 8.1.1 (Question 2).

ATTACHMENTS:

1. Public Questions on Notice - Ms Susan Rafferty - 6 July 2021
-

Attachment 1 - Public Questions on Notice - Ms Susan Rafferty - 6 July 2021

From: Susan Rafferty
Sent: Tue, 6 Jul 2021
To: Contact Us
Subject: Question on Notice

How will council ensure that its Duty of Care toward the health of nearby residents will not be compromised if the proposed recycling depot on Churchill Park Drive goes ahead?

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 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units

FILE NO: DA0175/2021

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Dale Maxwell Pentland
Property:	31 Elizabeth Street, Launceston
Zoning:	Inner Residential
Receipt Date:	1/04/2021
Validity Date:	9/04/2021
Further Information Request:	26/04/2021
Further Information Received:	19/05/2021
Deemed Approval:	16/07/2021
Representations:	17

STANDARDS REQUIRING COUNCIL DISCRETION

- 11.3.1 Hours of operation
- 11.4.22 Earthworks and retaining walls
- E13.6.1 Demolition
- E13.6.12 Tree and vegetation removal
- E13.6.13 Signage
- E13.6.4 Site coverage
- E13.6.5 Height and bulk of buildings
- E13.6.6 Site of buildings and structure
- E13.6.7 Fences

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

E13.6.8 Roof form and materials

E13.6.9 Wall materials

Planning Directive No. 6 Visitor Accommodation

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0175/2021 - Visitor Accommodation - Construction of 38 hotel units at 31 Elizabeth Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Existing Site Plan, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision B, page no. A02, dated 01/04/2021 - AMENDED PLAN REQUIRED.
 - b. Proposed Site Plan, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision C, page no. A03, dated 04/05/2021 - AMENDED PLAN REQUIRED.
 - c. Streetscape Elevation, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision B, page no. A04, dated 01/04/2021 - AMENDED PLAN REQUIRED.
 - d. Existing Demolition Plan, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision D, page no. A05, dated 15/01/2021 - AMENDED PLAN REQUIRED.
 - e. New Corner Building - Basement, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision E, page no. A06, dated 15/01/2021 - AMENDED PLAN REQUIRED.
 - f. New Corner Building - Level 1, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision F, page no. A07, dated 04/05/2021 - AMENDED PLAN REQUIRED.
 - g. New Corner Building - Level 2, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision F, page no. A08, dated 04/05/2021 - AMENDED PLAN REQUIRED.
 - h. New Corner Building - Level 3, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision E, page no. A09, dated 15/01/2021 - AMENDED PLAN REQUIRED.
 - i. New Corner Building - Level 4, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision F, page no. A10, dated 04/05/2021 - AMENDED PLAN REQUIRED.
-

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- j. Elevations, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision D, page no. A11, dated 04/05/2021 - AMENDED PLAN REQUIRED.
- k. Elevations, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision J, page no. A12, dated 04/05/2021 - AMENDED PLAN REQUIRED.
- l. Sections, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision B, page no. A13, dated 15/01/2021 - AMENDED PLAN REQUIRED.
- m. Concept Servicing Plan, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision C, page no. A14, dated 01/15/01/04/2021 - AMENDED PLAN REQUIRED.
- n. 3D - Elizabeth Street Above Intersection, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision A, page no. A15, dated 01/04/2021 - AMENDED PLAN REQUIRED.
- o. 3D - From Intersection of George and Elizabeth Streets, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision A, page no. A0216, dated 01/04/2021 - AMENDED PLAN REQUIRED.
- p. 3D - From Elizabeth Street, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision A, page no. A17, dated 01/04/2021 - AMENDED PLAN REQUIRED.
- q. Streetscape, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, revision A, page no. A18, dated 01/04/2021 - AMENDED PLAN REQUIRED.
- r. Heritage Statement, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, dated 12/05/2021.
- s. Planning Report, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, dated 12/05/2021.
- t. Parking Assessment, prepared by David Denman Architects + Heritage Consultants, Hotel Colonial Launceston, dated 01/04/2021.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any works, amended plans must be submitted to the Manager City Development following consent from the Tasmanian Heritage Council, to replace plans annotated as *Amended Plans Required* and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show:

- a. changes required by the Tasmanian Heritage Council Notice of Heritage Decision, THC application 6527, dated 16/16/2021.
- b. specify the finish and colour of the proposed fence.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the Council's Planning Officer.

3. COMMERCIAL DELIVERIES

Commercial deliveries and collection must not be via the George Street access to the visitor accommodation approved by this permit.

4. NUMBER OF CAR PARKING SPACES

This permit approves the use of 108 Visitor Accommodation units with the provision of 63 car parking spaces. The Hotel Manager shall advise the Manager, City Development, within seven days of any reduction in car parking.

5. LEGAL TITLE

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

6. EXTERIOR AND SECURITY LIGHTING

Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

7. HOURS OF CONSTRUCTION

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

7am to 6pm - Monday to Friday

8am to 5pm - Saturday

No works on Sunday or Public Holidays

8. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00555-LCC, dated 23/04/2021 and attached to the permit.

9. HERITAGE

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council *Notice of Heritage Decision* for THC Application No. 6527, dated 16/06/2021 and attached to the permit.

10. SITE LANDSCAPING PLAN

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

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- a. major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
- b. existing and proposed garden areas and plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity); and
- c. advice with regard to the suitability of the selected species for the specific locations and the required growth media; and
- d. any stabilisation works required as a result of tree or vegetation removal; and
- e. all proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- f. suitable drainage and irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and

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

- g. installed in accordance with the endorsed plan; and
- h. completed within three months of the use commencing; and
- i. maintained as part of development. It must not be removed, destroyed or lopped without the written consent of the Council.

11. DRIVEWAY AND PARKING AREA CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must:

- a. be properly constructed to such levels that they can be used in accordance with the plans;
- b. be surfaced with an impervious all weather seal;
- c. be adequately drained to prevent stormwater being discharged to neighbouring property;
- d. be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times.

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

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development.

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

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

13. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

14. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

15. APPLICATION TO ALTER A STORMWATER SERVICE

To have an existing service connection physically removed/relocated/alterd, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

16. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

17. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, removal or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All new works must be constructed to the Council's standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc.). All redundant crossovers and driveways must be removed prior to the occupation of the development. The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

18. SOIL AND WATER MANAGEMENT PLAN

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

19. CONSTRUCTION OF RETAINING WALLS

All retaining walls located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

All drainage associated with any retaining walls must be contained within the property boundaries.

20. OCCUPATION OF ROAD RESERVE (METERED PARKING BAYS)

Prior to the commencement of the occupation of any metered parking spaces associated with the development (including the placement of skips or materials, or the installation of scaffolding) the applicant must obtain the Consent of the General Manager Infrastructure and Assets Network. The applicant must pay the prescribed daily fee for each occupied metered space for the duration of the occupation, except where the Council's Manager Parking permits a variation.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

21. AMENITY

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

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0175/2021. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's Planning Staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

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

D. Permit Commencement

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

E. Heat Pump Use

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

REPORT:**1. THE PROPOSAL**

It is proposed to construct 38 visitor accommodation units over five levels in the north-east corner of the *Colonial Hotel* site at 31 Elizabeth Street, Launceston. The proposal will include associated landscape, excavation and retaining works. A minor boundary adjustment between the subject site and the adjoining *Three Steps on George* site is also proposed.

The site is included on the State and Local heritage lists. The Tasmanian Heritage Council has granted approval, subject to conditions.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site, 31 Elizabeth Street, Launceston is an irregularly shaped parcel of some 4,348m² made up of four titles, which with the adjoining 1120m² property, 39 Elizabeth Street, forms the site of the *Colonial Hotel* (formerly the *Colonial Motor Inn*). The site includes the hotel buildings and car parking, plus the licensed bar, known as *Three Steps on George*.

The main hotel building on the site is heritage listed both at State and local level. It was constructed for the purpose of a school and opened as the Launceston Church Grammar School in 1847. The *Three Steps on George* building, the east wing extension and the west wing of the main school building were later additions. The school relocated to Mowbray in 1924 and the site has generally been used for accommodation purposes since then when it became the *Colonial Motor Inn* in 1970.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

The broader site has frontages to George, Elizabeth and Frederick Streets. It is bounded to the west by St John's Church and otherwise by a range of dwelling types, many being heritage listed in their own right. The Frederick Street frontage is opposite St. Vincent's Hospital and part of the Elizabeth Street frontage is opposite a two level public car park.

The site is connected to the public water, sewerage and stormwater systems.

Relevantly, the development is proposed for the north-east corner of the site (ie. the south-west corner of the junction of Elizabeth and George Streets). The development site falls sharply, some 5.5m, to the west from George Street. Currently the development site contains car parking, protected by a retaining wall and vegetation.

Vehicular access is available from Frederick and Elizabeth Streets, with the principal entrance to the hotel being from Elizabeth Street.

Pedestrian access is available from all three frontages.

3. PLANNING SCHEME REQUIREMENTS

Part C - Special Provisions

9.3 Adjustment of a Boundary

9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if: (a) no additional lots are created; (b) there is only minor change to the relative size, shape and orientation of the existing lots; (c) no setback from an existing building will be reduced below the applicable minimum setback requirement; (d) no frontage is reduced below the applicable minimum frontage requirement; and (e) no lot boundary that aligns with a zone boundary will be changed.

Complies

The proposal includes a minor boundary adjustment between CT251573/1 (the subject site, including the main Colonial Hotel building) and CT205735/1 (the lot containing *Three Steps on George*).

- (a) The minor boundary adjustment does not create any additional lots.
- (b) The proposed boundary adjustment results in only a minor change to the relative size, shape and orientation of the existing lots, with 0.57m² being taken from CT205735/1 and incorporated into CT251573/1.
- (c) The minimum side setback of the *Three Steps on George* building will reduce from 1,430mm to 1,419mm, however, there are no applicable side boundary setbacks specified in the Inner Residential zone for this building.
- (d) The minor boundary adjustment does not alter any existing frontage setback.
- (e) The relevant lot boundary does not align with a zone boundary.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

Consistent

The proposal to construct a five level building to provide an additional 38 Visitor Accommodation rooms, including two designated as accessible, is consistent with the purpose of the zone to provide for compatible non-residential uses and to provide a high standard of amenity and contribute to the streetscape.

Visitor Accommodation is specifically defined by Planning Directive 6 and is not within the residential use class. It is, however, considered to be broadly similar and compatible with residential uses.

The Planning Directive specifically classifies Visitor Accommodation as a permitted use. As a consequence of this, the development standards of the Inner Residential zone that deal with single and multiple dwellings are not applicable. Whilst the use standards apply, the only potentially applicable development standards are:

11.4.21 Outbuildings and Swimming Pools - This is not applicable as no outbuildings or pools are proposed.

11.4.22 Earthworks and retaining walls - discussed below.

11.3 Use Standards

11.3.1 Hours of operation

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 Commercial vehicles must only operate between 7am and 7pm Monday to Friday and 8am to 6pm Saturday and Sunday.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

<p>Relies on Performance Criteria</p> <p>The applicant's report notes that the existing visitor accommodation and restaurant operate with commercial vehicles between the hours of 6am and 10pm and expect this to continue unchanged. Performance criteria are relied upon.</p>
<p>P1 Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the extent and timing of traffic generation; (b) the hours of delivery and dispatch of goods and materials; and (c) the existing levels of amenity.
<p>Complies</p> <p>It is not considered that the proposed 38 new visitor accommodation units will result in a significant increase in the numbers and timing of commercial vehicles servicing the site. To prevent any potential detriment to surrounding residents, a condition is proposed to prohibit commercial deliveries via the proposed George Street access door.</p>

11.3.2 Mechanical plant and equipment

<p>Objective:</p> <p>To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.</p>
<p>Consistent</p> <p>The proposal satisfies the applicable acceptable solution.</p>
<p>A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.</p>
<p>Complies</p> <p>The proposal includes individual split system heat pump/air conditioning units for each of the visitor accommodation units. The external compressor units predominantly face the internal courtyard and are located behind the lift shaft. It is considered that this will prevent noise, odours, fumes or vibration being received by adjoining or immediately opposite sensitive uses.</p> <p>A standard condition dealing with the amenity of surrounding dwellings is proposed, along with a note to remind the operators of their obligations with regard to the <i>Environmental Management and Pollution Control (Noise) Regulations 2016</i>.</p>

11.3.3 Light spill and illumination

<p>Objective:</p> <p>To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.</p>
<p>Consistent</p> <p>The proposal satisfies the applicable acceptable solution.</p>

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

A1 The use must:
(a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential, Urban Mixed Use and Village zones; and
(b) contain direct light from external light sources within the boundaries of the site.
Complies
The applicants advise that no new fixed floodlighting is proposed. A standard condition requiring direct lighting to be confined to the site is proposed as the units have small decks and these may be fitted with some external lighting. The recommended Amenity condition also refers to impact on amenity from artificial lighting.

11.3.4 External storage of goods

Objective:
To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
Consistent
The proposal satisfies the applicable acceptable solution.
A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.
Complies
No external storage of goods and materials is proposed as a result of this development.

11.3.5 Commercial vehicle parking

Objective:
To ensure that parking of commercial vehicles does not detract from the amenity of the area.
Consistent
The proposal satisfies the acceptable solution.
A1 Commercial vehicles must be parked within the boundary of the site.
Complies
Commercial vehicles currently park within the boundary of the site and this is not proposed to change.

11.4 Development Standards

11.4.22 Earthworks and retaining walls

Objective:
To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.
Consistent
There is an existing retaining wall in front of the existing car parking on the site of the proposed development. By necessity, this will be removed and new retaining walls provided to accommodate the proposed building.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Relies on Performance Criteria

The existing retaining wall will be removed and additional excavation, to a greater depth than 1m, behind that wall will be undertaken. Performance criteria are relied upon.

P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

Complies

The required earth works and necessary retaining walls, to facilitate the proposed building, will be included within the engineering plans necessary for the required building approvals.

The proposed earthworks are necessary to provide a level construction surface and will result in a significant proportion of the proposed building being below the level of George Street and thus reducing the visual impact of the structure on residents to the east. Whilst reduced, it will still have some impact upon the visual presentation of the building to Elizabeth Street.

Planning Directive No. 6 Visitor Accommodation

Objective:

That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Consistent

The proposed development of an additional 38 visitor accommodation rooms to the existing *Colonial Hotel* complex, currently offering 70 visitor accommodation rooms, is compatible with the character and use of the area. Whilst the development of these additional rooms will inevitably impact upon the residential amenity of nearby dwellings, such impacts on views and increased use of the area is not considered to be unreasonable. Similarly, the likely increased traffic to support the additional rooms is considered to be within the capacity of the existing road infrastructure and to not result in adverse impacts on the safety and efficiency of those roads.

A1 Visitor Accommodation must:

- (a) accommodate guests in existing and habitable buildings; and
- (b) have a gross floor area of not more than 200m² per lot.

Relies on Performance Criteria

The proposal is for a new construction and relies upon performance criteria.

P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

- (a) the privacy of adjoining properties;
- (b) any likely increase in noise to adjoining properties;
- (c) the scale of the use and its compatibility with the surrounding character and uses within the area;
- (d) retaining the primary residential function of an area;
- (e) the impact on the safety and efficiency of the local road network; and
- (f) any impact on the owners and users rights of way.

Complies

Whilst the site is within the Inner Residential zone, the area is perhaps better characterised as mixed use. The site itself is an existing visitor accommodation complex, including the bar and restaurant, *Three Steps on George*, located on George Street and immediately south of the proposed new building.

Opposite the site, over George Street to the east are residential dwellings and over Elizabeth Street to the north are a mix of dwellings and commercial or professional premises and a two level public car park. Adjoining the site, to the west is St John's Church and rectory and to the south, over Frederick Street is a hospital.

Privacy of adjoining properties will not be adversely impacted. Some concern has been raised with regard to the privacy of residents to the east of the site, however, these dwellings are on the other side of George Street and not less than 18m away. Within the zone provisions, windows to habitable rooms with a floor level more than 1m above natural ground level need only be 3m from the boundary to satisfy the acceptable solution. By extension, if the adjoining building were 3m from its boundary, a 6m separation is considered acceptable to prevent unacceptable impact upon privacy. Windows in the proposed building have at least three times this separation from the closest dwellings.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

It is likely, if not inevitable that there will be some increase in noise as a result of the creation of 38 additional visitor accommodation rooms. However, these are hotel rooms which, it is fair to expect, that most guests will treat respectfully upon their return from the day's activities. Reasonably, the hotel management will receive and respond to complaints from other guests in the event of too much noise coming from another room. Indeed residents in dwellings opposite the site similarly have the opportunity to raise such complaint with hotel management in the event of such disturbance and if not dealt with effectively, have the opportunity to raise the matter with police or council, as they would if such disturbance came from any other dwelling.

The scale of the use and its compatibility with the surrounding character and uses within the area is largely already established by its 50 year history on the site. The whole of the site is currently used by the *Colonial Hotel* complex offering guest rooms, meeting facilities, dining room, restaurant, bars, reception facilities and car parking.

As noted above, the primary residential function of the area is largely limited to dwellings on the eastern side of George Street, plus some to the north over Elizabeth Street and some immediately to the south of *Three Steps on George*. That primacy will not be affected by an increase in the accommodation offering at the *Colonial Hotel*.

The Council's Infrastructure Assets Officer advises that the safety and efficiency of the local road network will not be detrimentally affected.

It is considered that the proposal will not cause an unreasonable loss of residential amenity.

A2 Visitor Accommodation is not for a lot, as defined in the *Strata Titles Act 1998*, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.

Complies

The subject site is not part of a strata scheme.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

Consistent

The proposal is consistent with the purpose of the code. The Council's Engineer - Asset Planning has advised that there are no transport network issues with the proposal.

An existing bluestone crossover to the development site is to be removed and replaced with bluestone kerb and channel and an appropriate engineering condition is proposed.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

Consistent

The proposal satisfies the applicable acceptable solution.

A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

Complies

Whilst there will be a net reduction in car parking spaces, the increased number of rooms will increase the AADT of vehicle movements.

The applicants have provided calculations that demonstrate the existing AADT is 82.5 and that this will increase by 28.5, giving an AADT of 111 vehicle movements.

The projected increase is less than 40 vehicle movements per day and complies with the acceptable solution.

E4.6 Development Standards

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- ensure that an appropriate level of parking facilities are provided to service use and development;
- ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- ensure that parking does not adversely impact on the amenity of a locality;
- ensure that parking spaces and accesses meet appropriate standards; and
- provide for the implementation of parking precinct plans.

Consistent

The *Colonial Hotel* complex currently provides 69 car parking spaces, of which 29 are on a 20 year lease from an adjoining property. The proposed construction of the additional visitor accommodation units will reduce this to 63.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

<p>Consistent</p> <p>The proposal complies with the applicable performance criteria.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Complies</p> <p>Table E6.1 requires the provision of one car parking space per self-contained accommodation unit or one space per four beds, whichever is the greater. The <i>Colonial Hotel</i> currently provides 70 rooms and the proposal increases that to 108. However, these are hotel rooms, rather than self-contained accommodation units and, therefore, the parking requirement must be based on the ratio of one parking space per four beds.</p> <p>The applicants have provided an assessment of the parking requirements of the Table, including 15 parking spaces for the existing Hotel Industry use and two accessible parking spaces to be added to the 54 parking spaces required, based on 216 beds (ie. two beds per room). This gives a total of 69 car parking spaces required by the Table.</p> <p>The acceptable solution requires the provision of not less than 90% of that figure, or 62.1. Rounding up provides a requirement for 63 car parking spaces and these are provided on site.</p> <p>Noting that 29 of these spaces are leased and, therefore, may potentially be lost at some point in the future, it is proposed to impose a condition that not less than 63 car parking spaces be provided to the satisfaction of the Manager, City Development, whilst the use continues.</p>
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>
<p>Complies</p> <p>The proposal shows the provision of two accessible parking spaces on plan A03. Compliance with the National Construction Code is assessed and enforced through the building permit process.</p>

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
- (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

Consistent

The proposal has been approved, subject to conditions, by the Tasmanian Heritage Council (THC) (see attached).

The THC conditions relevantly require amended plans particularly addressing the materials and colours of the proposed building:

The exterior wall surfaces that are proposed to be of pre-cast concrete and pressed metal/Alucobond cladding must be modified or substituted with a different material to achieve an articulated, textured finish that is in harmony with the material character of the façades of the adjacent heritage building.

To assist the applicants, the THC provided relevant advice:

- (a) *To comply with Condition 1, the pre-cast concrete and metal wall panels be substituted with an alternative cladding material, such as face-brick, painted or bagged brick or masonry rendered to create a modular pattern, that responds positively to the material character of the heritage place. To respond more positively to the heritage place and its townscape setting the Tasmanian Heritage Council recommends that:*
- (b) *The palette of external finishes and colours generally be of earthy neutral colours and tones and matt texture, that have the effect of softening and articulating the forms of the new development. A lighter neutral wall tone may be used to reduce the prominence of the northern stairwell, and an alternative cladding to the Level 4 walls, similar to the roof material, may be used to reduce the visual prominence of those elements.*
- (c) *To maintain consistency with the heritage streetscape, the bluestone foundation walls should be coursed horizontally with traditional stepped construction or a rendered cap applied to the raking wall profile.*
- (d) *The fenestration of the George Street elevation, and west-facing Level 04 decks should be refined to discrete vertical proportion openings more reflective of the predominant pattern of fenestration evident in the neighbouring heritage buildings.*

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- (e) *The dormer/roof cut-outs to the east (George Street) and west elevations should be articulated by omitting or reducing the connecting rooflines.*
- (f) *Adjustments may be made to the gable end roof profiles, to truncate the eave overhangs to reduce their visual prominence.*

At the time of writing, some revised plans have been received, however, there has been no advice from the THC in regard to these. Whilst a condition will be imposed requiring the provision of revised plans to the Manager, City Development following consent from the THC, the plans received to date are attached only as being indicative of the likely changes.

E13.6 Development Standards

E13.6.1 Demolition

Objective:

To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:

- (a) the physical condition of the local heritage place;
- (b) the extent and rate of deterioration of the building or structure;
- (c) the safety of the building or structure;
- (d) the streetscape or setting in which the building or structure is located;
- (e) the cultural heritage values of the local heritage place;
- (f) the need for the development;
- (g) any options to reduce or mitigate deterioration;
- (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and
- (i) any overriding economic considerations.

Complies

- (a) - (d) The condition, safety and streetscape setting of the main building on the site is not relevant to the partial demolition to provide direct access to the proposed building.
- (e) Having regard to the THC approval and the advice of the Council's Place and Heritage Officer, the creation of a new opening in the eastern wall of the existing building to provide access to the proposed building is not inconsistent with the heritage values of the site.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- (f) The creation of an access from reception to the proposed new room is necessary for the safe and practical operation of the hotel.
- (g) Not applicable.
- (h) The proposed demolition to provide a direct link to the proposed new building containing 38 guest rooms is integral to the long term sustainability of the hotel.
- (i) The provision of the access forms part of the applicant's decision to undertake the proposed development.

Having regard to the relevant specified matters it is considered that the demolition of part of the existing building to provide access to the proposed building will not have an unreasonable impact upon the cultural heritage significance of the local heritage place and its setting.

E13.6.4 Site coverage

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:

- (a) the topography of the site;
- (b) the cultural heritage values of the local heritage place and setting;
- (c) the site coverage of buildings on sites in the surrounding area; and
- (d) the pattern of development in the surrounding area.

Complies

- (a) The site is some 4348m², in four titles, plus an additional 1119m² title leased from the adjoining Church. There is a relatively gentle rise of some 4.5m across the site from west to east until the existing car park on the proposed development site, where there is a sharp 5.5m rise to George Street. Much of the ground and first floor of the proposed building will therefore be set below the level of George Street, although most will be visible from Elizabeth Street.
- (b) The cultural heritage values of the place and its setting relate to its identification as Victorian Tudor school building, and its townscape associations. Whilst the proposed new building restricts views of the site from the east, the principal views from the north and west will not be altered. Its identification and townscape will not be unreasonably altered.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- (c) Including the proposed new building, the site coverage will increase from some 43% to around 48%. The properties to the north, over Elizabeth Street have site coverages in the vicinity of 75%, whereas some of the residential properties on the eastern side of George Street, opposite the site have relatively larger lots with site coverage as low as 20%. Consequently, the site coverage of the hotel complex remains within the established range of the surrounding area.
- (d) The pattern of development in the surrounding area is an eclectic mixture, with predominately single dwellings to the east, commercial offices and car parking to the north, a church to the west and a mix of dwellings and a hospital to the south. The use of the site as a hotel has been established for some 50 years and thus contributes to the development pattern.

Having regard to the relevant specified matters it is considered that the site coverage is compatible with the cultural heritage significance of the local heritage place and its setting.

E13.6.5 Height and bulk of buildings

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- the cultural heritage values of the local heritage place and setting;
- the character and appearance of the existing building or place;
- the height and bulk of other buildings in the surrounding area;
- the historic cultural heritage significance of adjacent places; and
- the streetscape.

Complies

- (a)-(c) The proposed new building presents a height to George Street consistent with the *Three Steps on George* building and giving a height of some 10m at the Elizabeth Street corner as a result of the fall of George Street. The Elizabeth Street frontage of the new building presents as 11 to 13m high allowing for the fall from George Street. Whilst this is a substantial building, the applicant's heritage report illustrates the compatibility of the design with the various gables of the adjoining buildings and the acceptability of the height with changing levels of those adjoining buildings and St John's Church. The proposal does not unreasonably impact upon the values of the Victorian Tudor school building and its townscape associations.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- (d) A number of other buildings to the north and east are heritage listed in their own right as significant dwellings and for their streetscape contribution. The proposed building, being separated from these by George and Elizabeth Streets, and seeking to project the line of the *Three Steps on George* building is not considered to detract from the cultural heritage significance of those adjacent buildings.
- (e) Whilst the development of a significant building on this vacant corner site must have an impact upon the streetscape, it is not considered to detract from the residential streetscape on the eastern side of George Street. Nor is it considered to detract from the streetscape of the western side of George Street, which currently displays a mix of designs and eras, featuring recent extensions to the hospital, deco era dwellings, the original school gymnasium (now presenting as an English pub, *Three Steps on George*), a vacant gap, other dwellings used for commercial purposes, down to the Royal Automobile Club of Tasmania building on the corner of York Street. The townscape associations of the early school buildings, as envisaged from Elizabeth Street will remain.

Having regard to the relevant specified matters it is considered that the height and bulk of the proposed building is compatible with the cultural heritage significance of the local heritage place and its setting.

E13.6.6 Site of buildings and structure

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the topography of the site;
- (c) the size, shape, and orientation of the lot;
- (d) the setbacks of other buildings in the surrounding area;
- (e) the historic cultural heritage significance of adjacent places; and
- (f) the streetscape.

Complies

Having regard to the relevant specified matters it is considered that the siting of the proposed building is compatible with the cultural heritage significance of the local heritage place and its setting.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

The proposed building is aligned with the adjoining heritage listed *Three Steps on George* building, with minimal setback from George Street and built to the boundary with Elizabeth Street. Such location is consistent with many of the buildings in the surrounding area which are effectively built to the boundary.

Whilst overall the site is relatively large, being over 4300m², and irregularly shaped, its principal frontages are to Elizabeth and George Streets. The topography and size of the development area in the north east corner of the site promotes the development close to the boundaries to maximise its potential and to maintain consistency with surrounding buildings. In this way the building is able to be linked to the main historic building without unreasonably impacting upon its integrity, its setting and its townscape associations.

E13.6.7 Fences

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 New fences must be designed and constructed to match existing original fences on the site.

Relies on Performance Criteria

The proposal includes a wrought iron picket fence along the George Street frontage. There is not an original fence for it to match and early photographs of the Elizabeth frontage depict a timber fence, performance criteria are relied upon.

P1 New fences must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the architectural style of the dominant building on the site;
- (c) the dominant fencing style in the setting; and
- (d) the original or previous fences on the site.

Complies

Whilst there is no evidence of a past fence to the George Street frontage of the site, the scale and design proposed is considered to be an appropriate addition to the streetscape for both practical and aesthetic reasons and is broadly similar to other fences in the area. Early photographs show a timber fence on the Elizabeth Street frontage of the site, however, no fence is currently proposed for that frontage.

Having regard to the relevant specified matters it is considered that the proposed fence is compatible with the cultural heritage significance of the local heritage place and its setting.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

E13.6.8 Roof form and materials

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant roofing style and materials in the setting; and
- (d) the streetscape.

Complies

The planning submission describes the proposed roof form only as being a *gable roof of similar height, pitch, and colour as that of the existing Three Steps on George* and in this regard seeks to demonstrate compatibility of design with the adjoining buildings. As a new building, it does not seek to imitate or copy the existing building's design or construction materials. Rather it seeks compatibility with the heritage significance of the place.

It is noted that the THC has required some changes to the design of the dormers which provide space for the inclusion of rooms on the upper level to bring the roof line into greater compatibility with the heritage significance of the place.

E13.6.9 Wall materials

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Wall material for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant wall materials in the setting; and
- (d) the streetscape.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Complies

Having regard to the relevant specified matters and the requirements of the THC Notice of Decision, it is considered that the revised wall materials will be compatible with the cultural heritage significance of the local heritage place and its setting.

Relevantly, the THC has required that:

1. ***The exterior wall surfaces that are proposed to be of pre-cast concrete and pressed metal/Alucobond cladding must be modified or substituted with a different material to achieve an articulated, textured finish that is in harmony with the material character of the façades of the adjacent heritage building.***

Reason for condition

To ensure that the new building has a material character that is complementary to the heritage buildings consistent with the appropriate outcomes described in Section 8.1 of the Works Guidelines.

A condition is proposed requiring the submission of revised plans to achieve the requirements of the THC approval.

E13.6.12 Tree and vegetation removal

Objective:

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

Consistent

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the age and condition of the tree or vegetation;
- (c) the size and form of the tree or vegetation;
- (d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and
- (e) whether the tree or vegetation is located within a garden that is listed as a local heritage place.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Complies

Whilst any loss of vegetation in the central City is not desirable, the shrubs proposed for removal are not of any known heritage significance and a similar level of planting is proposed as part of the development. It is noted that the current landscaping of the hotel site is different to that depicted in early photographs of the site and the proposed changes are required to allow the development of the proposed building and facilitate improved access to the existing hotel building and will not adversely impact upon the heritage values of the site. Indeed, the landscaping works proposed in front of the existing main hotel building, serve to frame the pedestrian entrance from Elizabeth Street and improve the associations with the townscape.

Having regard to the relevant specified matters it is considered that the proposed removal of existing vegetation is compatible with the cultural heritage significance of the local heritage place and its setting.

E13.6.13 Signage

Objective:

To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

The proposal satisfies the applicable performance criteria.

A1 No more than one sign, not greater than 0.2m², identifying the use, heritage significance, and the name and occupation of the owners of the property.

Relies on Performance Criteria

P1 New signs must be compatible with the historic cultural heritage of the local heritage place and its setting, having regard to:

- the cultural heritage values of the local heritage place and setting;
- the size and location of the proposed sign;
- the area and location of existing signage on the site;
- the period details, windows, doors and other architectural details of the building;
- any destruction, removal or concealment of heritage fabric through attaching signage; and
- the streetscape.

Complies

- Relevantly, the cultural heritage values of the *Colonial Hotel* site, whilst they dwell on the past use as a school, specifically relate to townscape connections. Presently, the site contains outdated signage in a style not complimentary to those values. These signs will be removed and replaced with two new vertically orientated signs that will be illuminated with a form of back lighting rather than the bright glow of more traditional internally illuminated signage.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

- (b) The proposed signs will consist of vertically oriented metal lettering fixed to walls of the new building, a smaller one facing northwards down George Street at the George Street intersection, and the larger one facing westwards down Elizabeth Street. They are both proposed to be illuminated and are shown to have heights of approximately 4m and 7.3m respectively. The signs are set in within the structure of the building and do not project or otherwise interrupt the shape and form of the proposed building or detract from the significance of the place.
- (c) The existing two signs currently located on the corner of George and Elizabeth streets are to be removed.
- (d)-(f) It is evident that the signs have been designed with a view to complementing the character of the proposed building, with the illumination proposed to be a subtle backlighting which will not dominate the significant buildings on the site or the broader streetscape. The signs are located on the new building and will not impact upon any of the heritage fabric of the existing buildings.

Having regard to the relevant specified matters it is considered that the proposed signage is compatible with the cultural heritage significance of the local heritage place and its setting.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/00555-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	The THC Notice of Decision is included in the attachments.
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 22 May to 7 June 2021. Seventeen representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1 The proposed building is large, dark and ugly and is not consistent with the surrounding cultural heritage. Its material form and colour are not appropriate.</p>
<p><i>Response 1</i> Relevantly, whilst several of the representors opposed the height and bulk of the building, some did not. The THC and the Council's Place and Heritage Officer, similarly do consider the height and bulk of the proposed building to be unacceptable. All, however, were concerned with the proposed materials and finishes.</p> <p>The THC has imposed the condition: 1. The exterior wall surfaces that are proposed to be of pre-cast concrete and pressed metal/Alucobond cladding must be modified or substituted with a different material to achieve an articulated, textured finish that is in harmony with the material character of the façades of the adjacent heritage building. In response, the applicants have provided revised plans to address the THC condition. These plans are included in the attachments as an indicative solution. A condition is proposed requiring revised plans to the satisfaction of the Manager City Development. Further advice will be sought from the THC prior to this.</p>
<p>Issue 2 If the Colonial wants more accommodation, why can't they build over their car park fronting Frederick Street?</p>
<p><i>Response 2</i> Whilst it may be possible for the proponents to develop on another area of their site, it is the application to develop this area of the site that is under consideration. It is not a valid planning ground that a development could be undertaken elsewhere.</p>
<p>Issue 3 Imposing a hideous black box on such a prominent corner is a blot on the landscape that will dominate the adjoining heritage buildings that many visitors come to Launceston to see.</p>
<p><i>Comment 3</i> As noted above, a condition requiring amended plans is proposed and is required by the THC approval. The attached indicative plans demonstrate a more appealing alternative.</p>
<p>Issue 4 The plans should reflect on the landscape of the corner using materials more suitable to the times.</p>

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Response 4

As noted above, a condition requiring amended plans is proposed and is required by the THC approval. The attached indicative plans demonstrate a more appealing alternative.

Issue 5

We need to retain and preserve Launceston's unique low-rise buildings and heritage rather than just building more and more new hotels that have little character and authenticity.

Response 5

What is proposed is an authentic new building to form part of the Colonial Hotel complex, it does not pretend to have the heritage of the adjoining buildings. Whilst it is a relatively large building and may well be daunting to many who are familiar with the currently vacant section of the site, it is not a high rise building, with at least one and a half of its five levels being below the level of George Street. Despite the size of the building, the proponents plans seek to demonstrate that it is consistent with the rising line of buildings eastwards along Elizabeth Street from St John's Church.

Issue 6

A fundamental failure of the planning scheme is the absence of any Local Area Provisions regulating this proposed development site. The scheme objectives at 3.5 Promoting a nationally important heritage city, remains hollow and virtually meaningless.

Response 6

Notwithstanding any failings of the planning scheme, the Council is required to assess the proposal against the existing provisions of the scheme.

Issue 7

The setback to the George Street frontage is minimal and probably only a third of the setback distance of the adjacent *Three Steps on George* building.

Response 7

The proposed building has a similar alignment with Three Steps on George. However, the property boundary does not run parallel with George Street and as a consequence the building setback is reduced. Relevantly, whilst there is no setback provision for the development of visitor accommodation, the setback proposed is not inconsistent with the pattern of development of a number of other buildings in the area.

Issue 8

The proposed building is too high relative to the main buildings on site and does not compensate for the significant change in level on turning the corner into Elizabeth Street.

Response 8

The height of the building is considered acceptable by both the THC and the Council's Place and Heritage Officer. The applicants assert that the ridgeline is designed to match that of Three Steps on George and continues the pattern of principal gabled facades 'stepping up' Elizabeth Street.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

<p>Issue 9 Windows should have vertical rather than horizontal proportions.</p>
<p><i>Response 9</i> The indicative plans respond to the THC condition provide a vertical treatment to the windows.</p>
<p>Issue 10 The doorway adjacent to <i>Three Steps on George</i> and accessible from George Street will become an access of convenience and may cause similar disruption to George Street residents as once caused by the door to <i>Rosie's Tavern (Three Steps on George)</i>.</p>
<p><i>Response 10</i> This doorway serves as a required fire exit and also will provide swipe card entry for guests. Vehicular access is principally via Elizabeth Street.</p>
<p>Issue 11 The vertical form of the <i>Colonial Hotel</i> illuminated signage is out of character and unnecessary as the hotel has operated for 50 years without such signage.</p>
<p><i>Response 11</i> The hotel has operated for 50 years with different forms of signage. The identification signage proposed is not without precedent in Launceston and the applicants advise: The signage has a reveal around the perimeter of the signboard to ensure bare globes will not be visible... the intent is to 'wall wash' the mounting surface with light and render the letters in silhouette rather than illuminate the lettering.</p>
<p>Issue 12 Increased noise pollution from the new building. There are already issues with noise from <i>Three Steps on George</i>. The new balconies and door way from George Street increase late night noise intrusion into homes on the other side of George Street.</p>
<p><i>Response 12</i> Whilst there may be the occasion where this proves to be true, the proposed balconies are small and do not lend themselves to gatherings of late night revellers. It is likely that they will be used for fresh air and low impact activities such as coffee and reading. The proposed pedestrian door from George Street is not an access to or exit from a night club. Some guests will use the door to exit or enter the building, most likely depending upon where they are coming from.</p>
<p>Issue 13 The additional lighting from rooms and signage fronting George Street will impact on the ability of adjacent residents to sleep at night.</p>
<p><i>Response 13</i> Conditions are recommended to ensure that direct lighting is confined to the site. It is unlikely that a significant number of rooms will have lights on late into the night.</p>
<p>Issue 14 The water and sewage pipes in Launceston are old. Is Council planning to upgrade these pipes to avoid failure?</p>

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Response 14

Water and sewerage services are provided by TasWater rather than the Council. TasWater is satisfied that the proposal will not cause their systems to fail and has issued their approval (TWDA 2021/00555-LCC, dated 23/04/2021).

Issue 15

There has been no consultation with local residents and the architect has not taken into account how they will be impacted.

Response 15

There is no requirement for proponents to discuss their proposals with surrounding residents prior to submission.

Issue 16

The new building will alter the streetscape and block the afternoon sun- in the winter months.

Response 16

Yes, the new building will alter the streetscape and it will block sun light to the street at the end of the day. This is not an unacceptable outcome.

Issue 17

No information regarding occupancy rates and demand is provided to demonstrate a need for the proposed hotel expansion. There are many other accommodation venues within a 10 minute walk of this site.

Response 17

The decision to expand the number of rooms is a matter for the management of the Colonial Hotel. There is no requirement for them to demonstrate a need. The planning scheme does not regulate competition.

Issue 18

Invasion of privacy. The proposed units will be able to look directly into the living and bedrooms of dwellings opposite the site.

Response 18

The George Street road reserve is some 18m wide. Views across such a distance are not considered to be unreasonable or an invasion of privacy.

Issue 19

The bulk of the proposed 'dormers' is not acceptable.

Response 19

This is a matter raised in the THC advice. The indicative plans provided offer some break up of this and further advice of the THC will be sought.

Issue 20

The proposed building will impact upon views of St John's Church and Princes Square and of the western hills from dwellings opposite in George Street and also impact upon some in Elizabeth Street.

Response 20

Some nearby resident will have their views affected and this is a typical result for many developments. It is not considered that any resident will lose their views completely.

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

Issue 21

Parking is already in high demand in George Street and the proposal relies upon leased parking from an adjoining property. What will happen if the lease is not renewed?

Response 21

A condition is proposed that will require the provision of 63 car parking spaces whilst the use operates.

Some of the representors have suggested possible design changes and alterations in materials and colours. Similarly, the THC approval has required some alterations. Revised plans have been provided by the proponents to address those changes required by the THC approval and consequently addressing some design issues raised in representations. Whilst a number of design changes suggested by representors have not been adopted, it is relevant to note that these were not required by the THC approval.

It is noted that assessment of the proposal is confined to the applicable provisions of the planning scheme. Some of the representations have raised issues concerning compliance with matters such as the objectives of the Act and the objectives of the scheme. By definition, the scheme is compliant with the objectives of the Act and these cannot be relevantly further relied upon. Further, the scheme, at clause 8.10.3, specifically prohibits consideration of the purpose and objectives of the scheme in clauses 2.0 and 3.0 as these are taken to be appropriately implemented through the applicable zone and code provisions.

Relevantly, clause 8.10.1 of the scheme limits the consideration of representations:

8.10.1

*In determining an **application** for any permit the **planning authority** must, in addition to the matters required by ss51(2) of the Act, take into consideration:*

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

Additionally, some representors have referred to various past heritage studies. Whilst these may assist the Council's Place and Heritage Officer in assessment of the various merits of a proposal, they cannot, of themselves, be relied upon. The assessment must be against the scheme provisions.

6. CONCLUSION

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

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

9.1 DA0175/2021 - 31 Elizabeth Street, Launceston - Visitor Accommodation - Construction of 38 Hotel Units ...(Cont'd)

ATTACHMENTS:

1. Locality Map - 31 Elizabeth Street, Launceston (*electronically distributed*)
 2. Plans to be Endorsed - 31 Elizabeth Street, Launceston (*electronically distributed*)
 3. TasWater SPAN - 31 Elizabeth Street, Launceston (*electronically distributed*)
 4. Tasmanian Heritage Council - Notice of Heritage Decision - 31 Elizabeth Street, Launceston (*electronically distributed*)
 5. City of Launceston - Place and Heritage Officer Report - 31 Elizabeth Street, Launceston (*electronically distributed*)
 6. Representations - 31 Elizabeth Street, Launceston (*electronically distributed*)
 7. Applicant Response to Representations - 31 Elizabeth Street, Launceston
 8. Indicative Plans - 31 Elizabeth Street, Launceston (*electronically distributed*)
-

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston**FILE NO:** SF7298**AUTHOR:** Duncan Payton (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To determine rejection or initiation of Amendment 67 to the Launceston Interim Planning Scheme 2015 to insert the use class Hospital Services as a discretionary use in the Commercial zone subject to the condition 'If on land contained within 237-247 Wellington Street' (CT178943/1, CT170186/2, CT228901/1, and CT227180/1).

PLANNING APPLICATION INFORMATION:

Applicant: Commercial Project Delivery
Property: 243-247 Wellington Street, South Launceston
Zoning: Commercial zone

RECOMMENDATION:

That Council, pursuant to the former:

1. section 34(1)(a) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 67 to the Launceston Interim Planning Scheme 2015 to alter the Commercial zone Use Table at clause 23.2 to include the use class Hospital Services as a discretionary use, subject to the qualification *If on land at 237-241 Wellington Street or 243-247 Wellington Street*.
 2. 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.
 3. section 38(1)(a) of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.
-

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

Please 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.

REPORT:

Since 2014, the site has been progressively developed as a medical centre, known as the Launceston Health Hub (Health Hub). Most recently, DA0726/2020, approved the demolition of the adjoining CFMEU building and the further expansion of the Health Hub onto the adjoining site, 237-241 Wellington Street, South Launceston.

Whilst not yet commenced, DA0726/2020 provides for the construction of a six-storey building over the 237-241 Wellington Street site to integrate with and extend the existing two-storey parking structure on the land at the rear, (forming part of 243-247 Wellington Street) with frontage to Cleveland Street. Internal renovation and reconfiguration of the existing Health Hub building is also proposed.

The new six-storey building will have a maximum height of 20.5m and include a basement level and five levels above ground. This will include a range of medical suites and consulting rooms and additional car parking on the ground level and level three.

The proposed expansion will increase the gross floor area of the Health Hub from 3,245m² to 4,514m², an increase of 1269m² and provide for 73 medical practitioners (an increase of 25 practitioners). Total car parking will increase by 46, to 166 car parking spaces.

In order to obtain building approval for the proposed extensions to the Health Hub building it is also necessary for the three land titles to be consolidated into a single title.

1. Introduction

An application was lodged, pursuant to section 33 of the *Land Use Planning and Approvals Act 1993* (the Act), by Commercial Project Delivery (CPD) on behalf of Encompass Health Holdings for an alteration to the Table of Uses within the Commercial zone of the Launceston Interim Planning Scheme 2015 (the scheme).

The purpose of the proposed change is to allow the use class Hospital Services to be considered as a discretionary use at the Health Hub site at 237-247 Wellington Street, South Launceston. The use class Hospital Services would remain prohibited on every other site within the Commercial zone.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

2. Site Analysis

The subject land comprises 237-241 Wellington Street, South Launceston which was until recently used as union offices and is currently used in conjunction with the Health Hub as a vaccination centre and 243-247 Wellington Street, South Launceston the site of the Health Hub.

The site comprises four titles (CT178943/1, CT170186/2, CT228901/1 and CT227180/1), giving a combined area of 5,334m², with a frontage to Wellington Street along its south-western boundary of some 80m and a 67m frontage to Cleveland Street along its north-western boundary.

The 5,334m² site is rectangular in shape and climbs some 8m from Wellington Street to the adjoining Ockerby Gardens on its north-eastern boundary.

Currently the site contains the single storey vaccination centre of some 720m² and the three-storey Health Hub of some 3,245m² and 120 car parking spaces. The Health Hub currently provides 48 medical practitioners and includes a café and child care.

As noted above, approval has been granted for the demolition of the vaccination centre building and the further development of the Health Hub building to provide for 73 practitioners over six levels and with a floor area of 4,514m² and car parking for 166 vehicles on-site.

The site is currently zoned Commercial.

3. Existing Site Conditions

3.1 Characteristics

The site is rectangular, with a depth from Wellington Street of some 67m. Whilst, by definition, the primary frontage of the site is to Cleveland Street, the site presents to Wellington Street and will continue to do so upon completion of the approved expansion.

Whilst the Wellington Street frontage gives the impression of being relatively level, the site climbs some 8m to the north-east. The rising ground level, through Ockerby Gardens and the adjoining Launceston General Hospital, mitigates and provides a setting for the existing and proposed Health Hub buildings.

Notwithstanding the inclusion of some roof gardens, the site is essentially completely covered by impervious surfaces.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

3.2 Scenic Values

The site is not in a scenic protection area and holds no particular scenic value.

3.3 Infrastructure

The site is fully serviced by the public water, sewerage and stormwater infrastructure.

TasWater has advised that they have no comment in regard to the proposed amendment and do not require further notification and have issued their SPAN (TWDA 2021/00841-LCC) to this effect.

The Council's Infrastructure Assets Network has similarly advised that they have no comment with regard to the proposed amendment.

3.4 Surrounding Facilities

The site is located in a commercial zoned strip fronting Wellington Street and adjoins the Bob Jane T-Mart site to the south. Opposite the site, to the west and across Wellington Street, is the Metro bus depot.

To the north, across Cleveland Street, is the Jackson Locksmiths building. At the time of writing, there is a current application for the demolition of this building and the construction of a two-storey medical centre, proposed to be a new eye clinic.

To the south-east is a small area of residential zoned properties containing six dwellings, two of which have been repurposed to a chiropractic medical centre. Immediately east of the site is an Open Space zone encompassing the 1.4ha Ockerby Gardens.

The multi-storey carpark of the Launceston General Hospital is located to the north, with the hospital to the north-east, of the site, over Cleveland Street.

The Wellington and Cleveland Street intersection is controlled by traffic lights.

4. The Proposal

The draft amendment proposes to alter the Use Table, at clause 23.2 of the scheme, to include the use class Hospital Services as a discretionary use. A qualification is proposed to limit this to land at 237-247 Wellington Street and 243-247 Wellington Street, South Launceston.

To avoid potential future confusion, given that the approved expansion of the Health Hub includes the consolidation of titles and inevitably addresses, the qualification will refer to land within 237-247 Wellington Street.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

<i>Discretionary</i>	
<i>Use Class</i>	<i>Qualification</i>
Hospital Services	If on land contained within 237-247 Wellington Street

The applicants assert that the amendment is sought to enable the Health Hub to offer in-patient services. Currently, with the recently approved expansion, the Health Hub will offer the services of up to 73 medical practitioners, providing a wide array of health services and functions. In addition to the existing general practitioners, pharmacy, physio, pathology and radiology services, the Health Hub will provide for a range of specialists, many of whom also visit the existing hospitals in the region.

However, the use classes of the scheme restrict the provision of in-patient care to the Hospital Services use class. Consequently, a number of procedures that may require an overnight stay in hospital cannot be carried out at the Health Hub under the current zoning.

Whilst, under the proposed amendment, discretionary planning approval will be required, the applicants advise that *it is intended that the future hospital would be a short stay hospital providing a different model of care to a traditional hospital ...[and] does not provide direct competition with the existing private hospital sector.*

5. Considerations for the Amendment

5.1 Consideration of Section 32

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*

Comment:

To the extent sub section (e) may refer to adjoining municipal areas, there is no potential for land use conflict as the site is on the fringe of central Launceston and is significantly removed from the adjacent Local Government Areas.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

To the extent that it refers to the adjoining and adjacent areas of the subject site, the site is currently zoned Commercial and is adjoined by a mix of health related uses, open space, residential and other commercial activities.

The whole of the site is currently used for the provision of health related services, being the Health Hub and related vaccination centre. The proposal to amend the scheme to provide the discretionary option for the inclusion of Hospital Services will have the effect of allowing in-patient care.

Any proposal to include in-patient care at the current or redeveloped Health Hub would be specifically assessed with regard to potential adverse impacts on surrounding uses. It is considered unlikely that the inclusion of in-patient services will have any adverse impact on the surrounding commercial, hospital and open space uses. To the extent that there may be some impact upon the adjoining residential uses to the south-east of the site, appropriate conditions would be applied to mitigate such potential for land use conflict.

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

Comment:

See section 5.2 below.

(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:

Launceston's role as a regional service centre for education, health, finance and business is recognised in the Northern Tasmanian Regional Land Use Strategy. It also acknowledges at section C.3, the principal understanding that:

Liveable communities, offering a high quality of life and that support health and wellbeing will help to attract investment, support a skilled workforce, and strengthen social inclusion and community wellbeing.

The provision of health services within the region has been slowly changing over recent years with a clear pattern developing of consolidated medical centres, offering a wider range of services than, for example, the traditional general practitioner or single specialty service.

Medical centres are now arising that incorporate many general practitioners along with multiple other allied health practitioners. The Health Hub is, whilst not the first, is perhaps the foremost example of this.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

The Launceston General Hospital has undergone significant recent expansion and continues to draw other practitioners to the surrounding area. The opportunity to include hospital services, principally in-patient care, within the Health Hub is consistent with this pattern and will have a positive impact upon the economic and social wellbeing of the region.

- (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.*

The proposed inclusion of the use class Hospital Services at the nominated site, within the Commercial zone, is not inconsistent with the provisions contained in sub-sections 20(2) - 20(9).

5.2 Consideration of Section 30O

In regard to sub-section (ea), Section 30O is considered in detail below:

30O. Amendments under Divisions 2 and 2A of interim planning schemes

- (1) *An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

Comment:

Refer to section 6.1 of this report for an assessment of the Regional Land Use Strategy.

- (2) *An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*
- (a) *the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*

Comment:

The proposed amendment seeks only to allow consideration of the use class Hospital Services on a specific site within the Commercial zone. The scheme does not contain common provisions for the Commercial zone and the proposed amendment to this local provision is not therefore inconsistent with a common provision.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

(b) the amendment does not revoke or amend an overriding local provision; and

Comment:

The proposal does not propose to revoke or amend an overriding local provision.

(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

Comment:

The proposal does not create a conflicting local provision.

*(3) Subject to section 30EA, an amendment may be made to a local provision if –
(a) the amendment is to the effect that a common provision is not to apply to an area of land; and*

Comment:

There is no applicable common provision applying to the subject land.

(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

Comment:

There is no applicable common provision applying to the subject land.

The application proposes to amend the Use Table of the Commercial zone to provide for Hospital Services at a specific site. It is not proposing to insert, remove or alter a local provision, inconsistently with section 30O.

5.3 Objectives of the *Land Use Planning and Approvals Act 1993***5.3.1 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania**

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

The site specifically referred to in the proposed qualification is the existing Health Hub site and the adjoining site currently used as a vaccination centre. These sites are almost completely covered with development and provide no opportunity, other than through the development of roof gardens and the like, for the maintenance of ecological processes and genetic diversity.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

Nevertheless, the provision of an opportunity for an existing developed site to further develop and maximise its potential, presents a sustainable development opportunity without impact upon greenfield sites.

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

The proposed amendment, with its limited application to the Health Hub sites, provides for the fair, orderly and sustainable development of that facility within what is a growing health precinct anchored by the Launceston General Hospital. The proposal to make Hospital Services discretionary further ensures that full, open and transparent consideration is given to any further use or development proposed as a result of the amendment.

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

The public will have the opportunity to comment on this proposal during the four week exhibition period following initiation of the amendment. Interested parties have the opportunity to lodge a written representation to the proposal during that public exhibition period. The Tasmanian Planning Commission may then decide to hold a public hearing to deal with the representations if any are received.

If the amendment is approved by the Commission, any further use or development resulting from that will go through a period of public exhibition.

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

The proposed amendment will allow for the use of the Health Hub in a manner that may maximise its potential and its contribution to the growing health needs of the greater Launceston area.

(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.

This application was referred to TasWater who has provided their consent. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

5.3.2 Schedule 1, Part 2 - Objectives of the Planning Process Established by the Act

The objectives of Part 2 must also be considered:

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

The amendment is consistent with the objectives of the Launceston Interim Planning Scheme and the Northern Regional Land Use Strategy.

- (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*
Consistent with that system, the proposal seeks to include Hospital Services as a discretionary use within the Commercial zone of the scheme. Having regard to this, the Council determines to initiate or reject the amendment.

- (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*
The proposed amendment provides for an extension in the range of services currently offered by the Health Hub and furthers the social and economic benefits associated with the expansion and further consolidation of the adjoining health precinct.

- (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*
The proposed amendment complies with the local, regional and state 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*
The proposed amendment provides the opportunity for an application for use or development of the site to include the use for hospital services.

- (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*
The proposal will allow for the expansion of health facilities within the broader health precinct centred upon the adjacent hospital. Improved access to health services is a contributing factor to the establishment of a pleasant, efficient and safe environment for working, living and recreation.
-

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*
The subject site has no such buildings, nor is it a place, of scientific, aesthetic, architectural or historic interest.
- (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*
Development of the site will utilise existing public infrastructure and in this way, contribute to its sustainable use and maintenance.
- (i) *to provide a planning framework which fully considers land capability.*
Land capability generally refers to agricultural land and is not relevant in this instance.

6. Planning Strategies**6.1 Northern Tasmania Regional Land Use Strategy**

The relevant sections of the RLUS are as follows:

The Regional Land Use Strategy for Northern Tasmania is a strategic plan for the region's future development and planning to 2032. It has a 20 year planning time horizon for integrated infrastructure, land use development and transport planning, underpinned by economic development, social and environmental strategies. The strategy will be revised regularly as new evidence based strategic planning investigations and information is made available to provide greater certainty to the strategic planning and development of the region.

The RLUS seeks to reduce the barriers to investment in ways that are consistent with the vision for the region and other relevant social and environmental strategies. It can do this in a number of ways, including coordinating services to ensure that land for appropriate development is available in the best locations, and ensuring that priority is given to investment that improves the necessary transport, energy and communications infrastructure.

The proposed amendment specifically seeks to improve the access to health facilities within the growing health precinct around the Launceston General Hospital. Access to health facilities to meet that growing and changing needs of community is central to social strategies seeking to provide for the wellbeing of the community.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

The applicant submits:

Section C of the NTRLUS sets out the vision for the region: ... *Both Economic Development and Liveability are relevant to the proposed amendment ...*

<p>C 4.1 Goal 1: Economic Development To facilitate economic development and productivity through integrated land use and infrastructure planning.</p>	
Strategic Direction	Response
<p>• Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.</p>	<p>Strategic Direction G1.1 can be achieved by: (a) Facilitate innovation and capitalise on the colocation of industry in strengthened clusters of economic and employment activity.</p> <p>The proposed amendment which will facilitate the use of the Health Hub development for an in-patient hospital will further strengthen the site and adjacent LGH as a 'healthcare' hub centred on a cluster of health related activity.</p> <p>The premise behind allowing for elective surgeries at the site is innovative and will alleviate pressure on the public health system. The amendment therefore furthers strategic direction G1.1.</p>
<p>• Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.</p>	<p>The Strategies to achieve this Direction are centred on minimising transport distances and maximising infrastructure efficiency through appropriate land use planning.</p> <p>The proposed amendment which will allow the creation of an all-encompassing medical hub at the site which already has a significant suite of health related services operating from is an efficient land use planning outcome. The site already has consulting rooms that a range of surgeons and consultants operate from so the ability for those doctors to also operate on site will reduce travel time and cost.</p> <p>Finally, the site is centrally located within Launceston and located on public transport routes.</p>

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

<ul style="list-style-type: none"> • Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. 	<p>Launceston is identified in the NRLUS as the Principal Activity Centre of the region. The proposed amendment which addresses a demand and need in the health sector will enable the proponent's vision of creating Northern Tasmania's premier health eco system on a single site to be realised.</p>
<p>C 4.2 Goal 2: Liveability To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.</p>	
Strategic Direction	Response
<ul style="list-style-type: none"> • Strategic Direction G2.1 Identify Urban Growth Area to advance a sustainable urban settlement pattern. (c) coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision. 	<p>Strategic Direction G 2.1 The proposed amendment will afford the proponent's the ability to co-locate an inpatient hospital on an existing Health Hub site. It is submitted that this colocation of health services creates efficiency and long-term sustainability in accordance with Strategic Direction G2.1.</p> <p>The Health Hub is already a huge benefit to the community given its out of hours GP clinic and colocation of services. The addition of a hospital will only serve to strengthen that benefit to the community.</p>

Section E of the NTRLUS sets out the regional planning policies and key planning principles and actions presented under six headings. Headings 1-4 primarily address the residential land use strategy as well as outlining a settlement hierarchy for the region. The City of Launceston is identified as the Principal Activity Centre for the region which means it has the highest concentration of employment for the region with a diversity across business and industrial sectors. The Principal Activity Centre is seen as the primary hub for (among other things) health and allied health facilities for the region. The ability to add in-patient hospital services to the Launceston Health Hub would further reinforce the status of Launceston as the region's primary hub for health services.

Section E.6 outlines the Regional Social Infrastructure and Community Policy. Under Section E[6].1, the Strategic Context for Social Infrastructure and Community. The points pertinent to the amendment are as follows:

- Social infrastructure is the community facilities, services and networks that assist communities to meet their social needs and maximise wellbeing.
- Social infrastructure across the region includes a broad range of facilities including...health.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

- The planning and delivery of social infrastructure is shared between local, State Federal government, not-for-profit organisations, community and organisations and the private sector.
- Improved integration of social infrastructure planning in broader land use planning strategy is a necessary component to further strategic work to avoid social infrastructure planning occurring in isolation, to maximise efficiencies and to support a wide range of social and community development issues.

E 6.3 - Key Social Infrastructure and Community Strategies states that planning for and development of social infrastructure and community should apply the following strategies:

- Promote coordinated social infrastructure planning to maximise efficiencies and improve land use and developed outcomes.

Comment:

The proposed amendment will allow the Launceston Health Hub to expand its services to include in-patient hospital services. This furthers the strategic direction provided by allowing the coordination of health services on a site that is ideally located centrally within the Principal Activity Centre of Launceston and also adjacent to the Launceston General Hospital. It therefore maximises efficiencies in the provision of health services in Launceston.

6.2 Greater Launceston Plan

The Greater Launceston Plan (GLP) provides a long term strategy to inform a coordinated approach for land use and development of the greater urban area of Launceston. It is largely consistent with the RLUS and so consistency with the RLUS, as described above, is an indication of general consistency with the GLP.

Section 2.6 Policy Framework, provides the overarching directions for the GLP. Under the heading of Liveability and Amenity, the GLP highlights a key direction of:

- Provision of high quality accessible health care services

Consistent with this key direction, the proposed amendment seeks to further the sustainable use and development of the Health Hub to provide an additional high quality and accessible health care option. As noted previously, the provision of accessible health care services is an integral component of a sense of wellbeing in individuals and in the broader community.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

Section 2.7 provides measures of success to determine progress towards those key directions. Relevantly, under the heading of Health and Wellbeing it lists:

- Number of General Practitioners per 100,000 people
- Proportion who do insufficient physical activity
- Proportion of people who are obese
- Public hospital waiting times for elective surgery
- Proportion of population in very good or excellent health

It is clear that the ongoing expansion of medical centres and the possibility of including elective surgery and in-patient care at the Health Hub could impact positively upon these success measures. Logically, the impact will be over a far greater range of measures as many of those with unresolved health issues are unable to participate fully within the community.

The proposed amendment provides an opportunity for some members of the community to return to work, to become more active and to participate more broadly within the community. It is considered to be consistent with the GLP.

It is noted that Council has commenced a review of the Commercial zoning in this area as given the nature of the existing use and development, the Urban Mixed Use zone, in which Hospital Services are discretionary, may be more appropriate. Whilst the current amendment may be an interim measure, it is required to address an identified present need.

7. State Policies***State policy on the Protection of Agricultural Land 2009***

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

The policy has been addressed by the interim scheme and does not impact upon this urban site.

State Coastal Policy 1996

The purpose of the policy is to protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.

The policy has been addressed by the interim scheme and does not conflict with this urban site.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

State Policy on Water Quality Management 1997

The purpose of the policy is to identify and maintain water quality at appropriate levels to the expected use.

The policy has been addressed by the interim scheme and does not conflict with this urban site, which is fully serviced by existing public water, sewer and stormwater infrastructure.

National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration:

Ambient Air Quality 2002

Diesel Vehicle Emissions 2001

Assessment of Site Contamination 1999

Used Packaging Materials 1999

Movement of Controlled Waste Between States and Territories 1998

National Pollutant Inventory 2000

The potential issue of site contamination has been addressed in the contamination reports prepared by Rod Cooper of ES&D, a certified site contamination specialist. Mr Cooper has concluded that there is no significant risk and no increased risk to human health receptors associated with the previously approved redevelopment of the site.

Notwithstanding this, any future development of the site will similarly need to undertake such an assessment.

A change in use only, ie. to incorporate in-patient care, that did not require development impacting the ground surface, would not require further assessment with regard to potential contamination.

None of the other NEPMs apply to this urban site and its proposed rezoning to facilitate further residential development.

Gas Pipelines Act 2000

Not applicable. The pipeline corridor runs along Charles Street and is some 200m from the subject site.

8. Referral Agencies

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice TWDA No. 2017/00845-LCC) stating that it does not object to the application for amendment.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

9. Representations

At this time the application has not been exhibited for public comment. If the amendment is initiated, it will then be placed on public exhibition for a period of 28 days. A report, will then be presented to Council to acknowledge that there were no representations or to make recommendations with regard to the impact of the representations upon the proposed amendment.

This will then be forwarded to the Commission for their assessment and determination.

10. Conclusion

It is considered that the proposed amendment satisfies the requirements of the Act.

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

9.2 Amendment 67 - Text Amendment to Allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street, South Launceston ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.



ATTACHMENTS:

1. Locality Plan - 237-241 and 243-247 Wellington Street, South Launceston
 2. Draft Amendment 67
 3. Applicant's Submission - Amendment 67 - (*electronically distributed*)
 4. TasWater SPAN
-

City of Launceston
A Leader in Community & Government



LOCALITY MAP
243-247 AND 237-241 WELLINGTON STREET,
SOUTH LAUNCESTON



Scale: This Map Is Not to Scale

LAUNCESTON INTERIM PLANNING SCHEME 2015

AMENDMENT 67

The text provisions of the Launceston Interim Planning Scheme 2015 Commercial Zone Use Table (23.2) are to be amended to insert the Hospital Services use class, with the qualification 'If on land contained within 237-247 Wellington Street' as a discretionary use:

Discretionary	
Use Class	Qualification
Hospital Services	If on land contained within 237-247 Wellington Street.

The Launceston City Council resolved at its meeting of 15 July 2021 that amendment 67 of the Launceston Interim Planning Scheme 2015 meets the requirements specified in section 32 of the Land Use Planning and Approvals Act 1993.

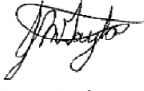
THE COMMON SEAL of the
City of Launceston was hereunto affixed,
pursuant to the Council's resolution
in the presence of:-

Michael Stretton
Chief Executive Officer

Attachment 4 - TasWater SPAN



Submission to Planning Authority Notice

Council Planning Permit No.	SF7298	Council notice date	24/05/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00841-LCC	Date of response	1/06/2021
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	CITY OF LAUNCESTON		
Contact details	PlanningAdmin@launceston.tas.gov.au		
Development details			
Address	237 - 241 WELLINGTON ST, LAUNCESTON	Property ID (PID)	6684319
Description of development	Planning Scheme Amendment to allow use as hospital		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Commercial Project Delivery	Planning Scheme Amendment Application Report		20/05/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and <u>has no formal comments</u> for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
Advice			
General			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
			
Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

10 ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Thursday 1 July 2021

- Attended *Elaia's* 25th Birthday celebrations

Friday 2 June 2021

- Officiated at the Public Citizenship Ceremony
- Officiated at the launch of the *Junction Arts 2021* program
- Attended the *Junction Arts Festival* launch party

Monday 5 July 2021

- Attended the *NAIDOC* Week Flag Raising Ceremony

Saturday 10 July 2021

- Presented trophies at the final *Launceston Competitions* - dance competitions

Wednesday 14 July 2021

- Hosted a civic function for the 30th Anniversary of St Kilda supporters
-

11 COUNCILLORS' REPORTS

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

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

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

12.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13 COMMITTEE REPORTS

No Items have been identified as part of this Agenda

14 COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER: Nathan Williams (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 8(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 8 and 15 July 2021

City of Launceston Drainage Asset Management Plan - 2021-2025

Councillors were provided with an overview of the City of Launceston's Drainage Asset Management Plan - 2021-2025.

Strategic Transport Plans

Councillors discussed and provided input into a suite of draft strategic transport planning documents.

Internet of Things in Schools Demonstration

Councillors received an update on the Internet of Things in Schools kit, developed as part of the Greater Launceston Transformation Project Round 2.

Youngtown ABCDE Learning Site Proposal - Final Report and Dear Youngtown Film

Councillors were presented with the Youngtown ABCDE Learning Site Final Report and viewed the Dear Youngtown film.

Development Proposal Briefing

Councillors received a briefing on a private development proposal for Launceston.

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

Civic Square Historical Pavers

Councillors were provided with an opportunity to review the proposed alternative historical details developed in conjunction with the Tasmanian Aboriginal Centre for update in Civic Square.

Local Government Code of Conduct Framework

Councillors provided input into the City of Launceston's submission to the Local Government Code of Conduct Framework.

QVMAG Futures Plan

Councillors received an update on progress with the QVMAG Futures Plan and discuss the most appropriate means.

REPORT:

Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshop held since the last Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Nathan Williams Acting General Manager Organisational Services Network

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS

No Items have been identified as part of this Agenda

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 Flying of Flags Policy Review (14-PI-019)****FILE NO:** SF0155**AUTHOR:** Elizabeth Clark (Civic Affairs Officer)**ACTING GENERAL MANAGER:** Nathan Williams (Organisational Services Network)

DECISION STATEMENT:

To review Council's Flying of Flags Policy - 14-PI-019.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 February 2021- Flying of Flags Policy Review

RECOMMENDATION:

That Council approves the Flying of Flags Policy (14-PI-019) as set out below:

Flying of Flags Policy***PURPOSE***

To determine the manner in which Council will fly flags at its various locations.

SCOPE

This Policy applies to the Council's officers and agents who arrange the flying of flags at the Council's owned locations.

POLICY

Flags are to be flown on each day that the various locations (see locations below) are open for business with the following clarifications:

- Albert Hall - every day
 - Carr Villa Memorial Park - weekdays
 - Queen Victoria Museum and Art Gallery at Royal Park - every day
 - Royal Park (at Cenotaph) - weekdays
 - Royal Park (at Home Point) - every day
 - Town Hall - every day
 - Flags are also to be flown at all locations on ANZAC Day and Remembrance Day.
-

19.1 Flying of Flags Policy Review (14-PI-019) ...(Cont'd)

Flags are to be at half-mast in recognition of the death of the following local dignitaries:

- Mayor
- Councillors
- Former Mayor
- Former Aldermen
- Former Councillors
- Others as approved by the Mayor

Flags are to be lowered to half-mast on the morning of the funeral service or memorial service and are to remain so for the remainder of the day.

The relevant protocol and instructions, in relation to the flying of flags, from the Australian Government and the Tasmanian Government will be observed.

Locations

Flags are to be flown at the following locations:

Albert Hall

Australian Flag, Aboriginal Flag, Tasmanian Flag and City Flag to be flown. The City Flag may be replaced with the Torres Strait Islander Flag as directed by flag protocols.

Carr Villa Crematorium and Memorial Park

Australian Flag to be flown.

Queen Victoria Museum and Art Gallery at Royal Park

Australian Flag, Aboriginal Flag and City Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by the Mayor or her/his delegated officer.

Royal Park (at Cenotaph)

Australian Flag and City Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by the Mayor or her/his delegated officer.

Royal Park (at Home Point)

Australian Flag, Aboriginal Flag and City Flag to be flown.

Town Hall

Australian Flag, Aboriginal Flag, Tasmanian Flag and City Flag to be flown. The City Flag may be replaced with the Torres Strait Islander Flag as directed by flag protocols. A flag recognising a visiting Regal or Vice Regal Dignitary may be flown from the Town Hall on special occasions.

19.1 Flying of Flags Policy Review (14-PI-019) ...(Cont'd)

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

N/A

RELATED LEGISLATION

N/A

REFERENCES

Protocols and instructions from the Australian and Tasmanian Government

DEFINITIONS

N/A

REVIEW

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

REPORT:

The Civic Affairs Officer receives flying of flags directives from the Department of Prime Minister and Cabinet and the Tasmanian Government communicates these directives to personnel responsible for the raising and lowering of flags at each location.

The Flying of Flags policy was discussed at Workshop on 4 February 2021 and it was proposed that a third flag pole be mounted on top of the Town Hall to allow for the flying of the Aboriginal flag alongside the Australian National Flag and the Launceston City flag.

Following an engineer's assessment, it was revealed that it is not possible to mount a flag pole in the centre of the roof in line with the other flags poles. However, it is possible to add two extra flag poles that would be in line and the same height as the existing flag poles. If the City of Launceston flies four flags on the roof of the Town Hall, it can also fly the Tasmanian flag.

The flags would fly in the following order when facing the Town Hall - Australian National Flag, Aboriginal Flag, Tasmanian Flag and City Flag.

This would also allow for the City Flag to be replaced with the Torres Strait Islander flag during National Reconciliation Week and NAIDOC Week.

19.1 Flying of Flags Policy Review (14-PI-019) ...(Cont'd)

A Development Application will now be lodged including consultation with Heritage Tasmania.

The Tasmanian Aboriginal Centre has approved the flying of the Aboriginal Flag at the Town Hall.

Recently it was assessed that the flag poles at the roof of the Albert Hall require repositioning, therefore, providing an opportunity to install an additional two flag poles. This will allow for the Aboriginal Flag and Tasmanian Flag to be flown alongside the Australian National Flag and the City Flag.

A Development Application will now be lodged including consultation with Heritage Tasmania.

The Tasmanian Aboriginal Centre has approved the flying of the Aboriginal Flag at the Albert Hall.

Changes from previous policy

The changes that have been made to this policy are:

- the Tasmanian Flag, City Flag and Aurora Stadium Flag used to fly at University of Tasmania Stadium. This practise ceased due to safety issues identified with accessing the flag poles.
- flag poles were removed from the Brisbane Street Mall during the upgrade.
- the four flags poles at Queen Victoria Museum and Art Gallery at Royal Park were replaced with three.
- two extra flag poles to be installed on the Town Hall roof to include the flying of the Aboriginal Flag and Tasmanian Flag.
- two extra flag poles to be installed on the Albert Hall roof to include the flying of the Aboriginal Flag and Tasmanian Flag.

Protocols associated with permanently flying the Aboriginal Flag

If Council decides that the Aboriginal flag is permanently flown at the Council's flag locations, the Aboriginal Flag should not be replaced with other flags, eg. when visiting dignitaries are in town or on special days. It should be treated in the same manner as the Australian National Flag.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

19.1 Flying of Flags Policy Review (14-PI-019) ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET & FINANCIAL ASPECTS:

Installation of extra flag poles on the Town Hall roof will be funded from the IAN Building Assets Budget.

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.



Nathan Williams Acting General Manager Organisational Services Network

ATTACHMENTS:

1. Current Flying of Flags Policy (14-PI-019)
-

Attachment 1 - Current Version of the Flying of Flags Policy (14-PI-019)

14-PI-019 | Version 07/10/*2015
Approved by: Executive Management Committee
Page 1 of 2

Flying of Flags policy

PURPOSE:

To determine the manner in which Council will fly flags at its various locations.

SCOPE:

This Policy applies to Council Officers and agents who arrange the flying of flags at Council owned locations.

POLICY:

Flags are to be flown on each day that the various locations (see item entitled locations) are open for business with the following clarifications -

- Aurora Stadium – weekdays and event days
- Albert Hall – every day
- Brisbane Street Mall - every day
- Royal Park (at Home Point) - every day
- Royal Park (at Cenotaph) - weekdays
- Carr Villa Crematorium and Memorial Park
- Town Hall - everyday
- Flags are also to be flown at all locations on Australia Day, Anzac Day, the Queen's Birthday Holiday, and Remembrance Day.

Flags are to be at half mast in recognition of the death of the following local dignitaries:

- Mayor
- Alderman
- Former Mayor
- Former Alderman
- Freeman of the City
- Others whom the Mayor may deem worthy of tribute.

Flags are to be lowered to half-mast on the morning of the funeral service or memorial service and are to remain so for the remainder of the day.

The relevant protocol and instructions, in relation to the flying of flags, from the Australian Government and the Tasmanian Government will be observed.

Locations

Flags are to be flown at the following locations:

Albert Hall

Australian Flag and City Flag to be flown.

14-PI-019 | Version 07/10/*2015
Approved by: Executive Management Committee
Page 2 of 2

Aurora Stadium

Tasmanian Flag, City Flag and Aurora Stadium Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by The Mayor or her/his delegated officer.

Brisbane Street Mall

Australian Flag, Aboriginal Flag, Tasmanian Flag and City Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by the Mayor or her/his delegated officer.

Carr Villa Crematorium and Memorial Park

Australian Flag to be flown.

Queen Victoria Museum and Art Gallery at Royal Park

Australian Flag, Aboriginal Flag, Tasmanian Flag and City Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by the Mayor or her/his delegated officer.

Royal Park (at Cenotaph)

Australian Flag and City Flag to be flown. Requests to fly other flags require individual application and are to be dealt with by the Mayor or her/his delegated officer.

Royal Park (at Home Point)

Tasmanian Flag and City Flag to be flown.

Town Hall

Australian Flag and City Flag to be flown. The only other flag that may be flown from the Town Hall is a flag recognising a visiting Regal or Vice Regal Dignitary.

PRINCIPLES:

Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

N/A

RELATED LEGISLATION:

N/A

REFERENCES:

Protocols and instructions from the Australian and Tasmanian Government

DEFINITIONS:

N/A

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

19.2 Fees and Charges Amendment

FILE NO: SF2968

ACTING GENERAL MANAGER: Nathan Williams (Organisational Services Network)

DECISION STATEMENT:

To consider amendments to the adopted Fees and Charges for 2021/2022.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 February 2021 - Draft 2021/2022 Operational Budget and Fees and Charges

Workshop - 1 April 2021 - 2021/2022 Budget Statutory Estimates and Annual Plan

Council - 22 April 2021 - Agenda Item 19.2 - 2021/2022 Council Fees

Workshop - 27 May 2021 - Carr Villa Memorial Park - New Ash Placement Area

RECOMMENDATION:

That Council approves the amendments, to the adopted Fees and Charges for 2021/2022, pursuant to section 2015 of the *Local Government Act 1993* (Tas):

1. Carr Villa Ash Placement Garden - new fee setting, as shown below:

Garden of Memories			
Bed 1, 2, 3, 4, 17 and 18	Tier 1	per placement	\$1,350.00
Bed 5, 6, 14 and 19	Tier 2	per placement	\$1,550.00
Bed 7, 8, 9, 10, 11, 12, 13, 15 and 16	Tier 2	1 st placement	\$1,550.00
		2 nd placement at double depth	\$1,250.00
		3 rd and 4 th placement when double block reserved	\$1,250.00
Bed 20, 21, 22, 23, 24 and 25	Tier 3	per placement	\$1,650.00
Reflection Walls			
Wall 1 - 11	Tier 4	per placement	\$1,950.00

19.2 Fees and Charges Amendment ...(Cont'd)

Niche Walls			
Wall A	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall B	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall C	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall D	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall E	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00

2. Launceston Aquatic Centre (LAC) - amended fee setting - as shown below:

Fee Number	Fee Description	Existing Fee (\$)	Recommend Fee (\$)	New
337	LAfit Membership Concession (fortnightly)	32.20	33.10	
338	LAfit Membership Off-Peak (fortnightly)	29.50	30.40	

REPORT:

There are two business units at Council that require a new or amended fee:

1. Carr Villa Ash Placement Garden - new fee setting.
2. Launceston Aquatic Centre - amended fee setting.

1. Carr Villa

Carr Villa recommends the addition of new fees to the adopted 2021/2022 Fees and Charges as outlined in Table 1 below. This was previously discussed at Workshop on 27 May 2021.

The naming of The New Ash Placement Garden and final layout requires to amend the previously approved Fees and Charges at the 22 April 2021 Council Meeting in order to add the new placement options.

19.2 Fees and Charges Amendment ...(Cont'd)

Table 1

Garden of Memories			
Bed 1, 2, 3, 4, 17 and 18	Tier 1	per placement	\$1,350.00
Bed 5, 6, 14 and 19	Tier 2	per placement	\$1,550.00
Bed 7, 8, 9, 10, 11, 12, 13, 15 and 16	Tier 2	1 st placement	\$1,550.00
		2 nd placement at double depth	\$1,250.00
		3 rd and 4 th placement when double block reserved	\$1,250.00
Bed 20, 21, 22, 23, 24 and 25	Tier 3	per placement	\$1,650.00
Reflection Walls			
Wall 1 - 11	Tier 4	per placement	\$1,950.00
Niche Walls			
Wall A	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall B	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall C	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall D	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00
Wall E	Row A-D	per placement	\$1,550.00
	Row E-F	per placement	\$1,350.00

2. Launceston Aquatic Centre

The Launceston Aquatic Centre wishes to make minor amendments to two prices previously approved at the 22 April 2021 Council Meeting in order to align them with the original intended fee setting. This is outlined in Table 2 below:

19.2 Fees and Charges Amendment ...(Cont'd)

Table 2

Fee Number	Fee Description	Existing Fee (\$)	Recommend Fee (\$)	New
337	LAfit Membership Concession (fortnightly)	32.20	33.10	
338	LAfit Membership Off-Peak (fortnightly)	29.50	30.40	

ECONOMIC IMPACT:

The net economic impact to the community is considered to be marginal as expenditure is switched to cover the increased fees. However, there is some impact as discretionary expenditure is switched to cover these fees.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

The effect on household budgets has the potential to have some impact but this is considered to be marginal given the spread of the impact of increased fees across the broader community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
 3. To ensure decisions are made on the basis of accurate and relevant information.
 4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.
 5. To maintain a financially sustainable organisation.
-

19.2 Fees and Charges Amendment ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

As per the report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Nathan Williams Acting General Manager Organisational Services Network

19.3 Lease - Karoola Recreation Ground and Hall**FILE NO:** SF0909/SF0389**AUTHOR:** Tricia De Leon-Hillier (Lease and Licencing Officer)**ACTING GENERAL MANAGER:** Nathan Williams (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an area of land situated at 1126 Pipers River Road, Karoola (CT 218477/1 and 229586/1) known as the Karoola Recreation Ground and Hall to the Lilydale District Pony Club Inc.

This decision requires an absolute majority of Council.

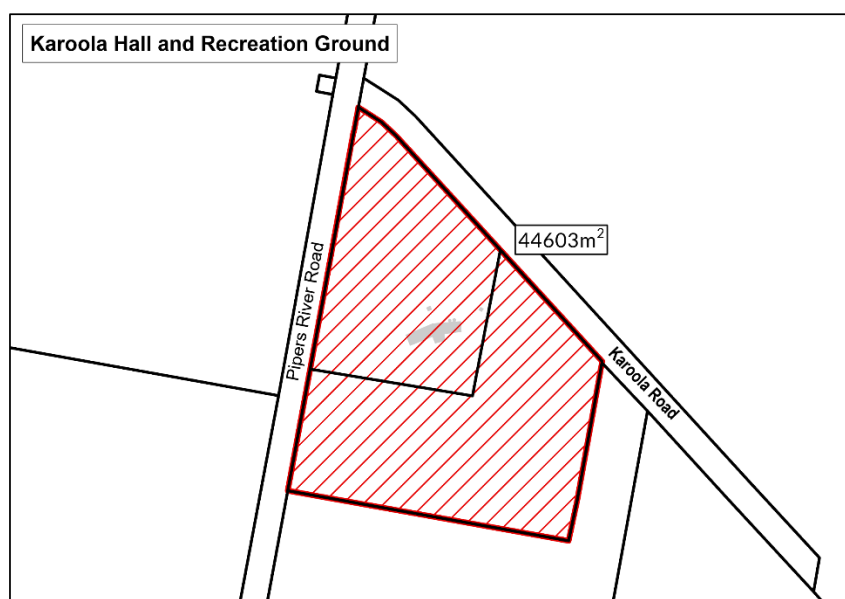
PREVIOUS COUNCIL CONSIDERATION:

Council - 25 July 2016 - Agenda Item 18.1 - Lease Karoola Memorial Hall

RECOMMENDATION:

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

1. leases a parcel of land situated at 1126 Pipers River Road, Karoola (PID 6722258) known as Karoola Recreation Ground and Hall to the Lilydale District Pony Club Inc. as marked on the plan below:



19.3 Lease - Karoola Recreation Ground and Hall ...(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 1 August 2021 or as determined by the Chief Executive Officer;
 - the lease amount shall be \$1 per annum if demanded;
 - other regular hirer/s having continued access to the hall for their normal time slots;
 - user fees for both regular and casual users not to exceed Council's Community Hall fees and charges unless otherwise agreed to by the hirer; and
 - user fees for both regular and casual hirers to be paid to Lilydale District Pony Club Incorporation.
 - tenant to be responsible for:
 - contents insurance;
 - energy costs;
 - volumetric and connection charges for water;
 - sewerage charges;
 - contents insurance; and
 - other service charges if any.
 - tenant shall continuously maintain:
 - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation;
 - and keep clear all noxious growth from premises;
 - the cleaning of and provision of supplies for toilets and kitchen;
 - building in good and reasonable order; and
 - public liability insurance of at least \$20 million.
 - the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
 3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
 4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
-

19.3 Lease - Karoola Recreation Ground and Hall ...(Cont'd)

REPORT:

During 2015, the Council's Parks Recreation Planner completed a full review of the Karoola Recreation Ground and Hall as part of a masterplan for the future use of this facility. Part of the process included consultation with the past Karoola Hall Committee members and local community groups to review the current needs and activities of this area. The Karoola Recreation Ground and Hall is a valuable asset to the local Karoola and surrounding districts and it is a vital social link and base for those who live within this community.

With hardly any volunteers and no new members, the Karoola Hall Committee was consulted and presented a briefing paper. The Committee was supportive of the change in management of the Karoola Recreation Ground and Hall. In the last five years this change has worked very well under the care of the Lilydale District Pony Club Inc. (LDPC), who continue to allow other regular and casual hirers to use this facility, mainly the hall.

The original proposal to enter into a lease agreement with the LDPC included the responsibility to pay for all outgoing costs such as electricity, water services, cleaning of the hall and toilet, provision of toilet and kitchen materials as well as general maintenance of the recreation ground and hall building. In return the LDPC receives the hiring fees to offset these outgoing costs. The LDPC continues to grow and use this facility for their monthly rally days, committee meetings and camp workshops. There are regular half game days, training sessions, competition days and events held throughout the year. Since the commencement of the lease on 1 October 2016, the LDPC continues to be committed to developing and maintaining the site for the use of the Club and the general community. Over the past years the LDPC has invested into the site and the additional assets that they have spent, for example a new water tank, all weather surface arena and an enclosed riding area.

More recently the LDPC was successful in obtaining a grant as part of the *Major Grants Program 2018-2019* from Sport and Recreation and Tasmania Community Fund for the development and construction of a new all purpose 60m x 80m horse arena. This completed development has allowed the LDPC to grow its member numbers and provides an area to use during the wetter seasons of the year.

The LDPC has requested a renewal of their lease agreement. It is, therefore, recommended that Council grants a five year lease at nominal rent which is line with all other sporting clubs and those non for profit community groups with lease agreements with the Council.

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

19.3 Lease - Karoola Recreation Ground and Hall ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is no social impact with this proposal other than to allow successful tenants to continue to provide an important recreational opportunity for the rural community of City of Launceston.

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:

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:

This is currently in line with the current budget.

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.



Nathan Williams Acting General Manager Organisational Services Network

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS**20.1 Outcome of 2021 Local Government Association of Tasmania Elections****FILE NO:** SF0334**AUTHOR:** Leanne Purchase (Manager Governance)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

DECISION STATEMENT:

To note the outcome of the 2021 Local Government Association of Tasmania elections.

PREVIOUS COUNCIL CONSIDERATION:

Council - 8 April 2021 - Agenda Item No. 21.4 - Local Government Association of Tasmania - 2021 General Management Committee Election

RECOMMENDATION:

That Council notes the outcome of the 2021 Local Government Association of Tasmania General Management Committee Elections:

President - Mayor Christina Holmdahl (West Tamar Council)

Committee Members:

Northern Electoral District (population > 20,000) - Deputy Mayor Danny Gibson (City of Launceston)

Northern Electoral District (population < 20,000) - Mayor Mick Tucker (Break O'Day Council)

North West and West Coast Electoral District (population > 20,000) - Mayor Annette Rockliff (Devonport City Council)

North West and West Coast Electoral District (population < 20,000) - Mayor Peter Freshney (Latrobe Council)

Southern Electoral District (population < 20,000) - Mayor Alex Green (Southern Midlands Council)

Southern Electoral District (population > 20,000) - Deputy Mayor Bec Thomas (City of Glenorchy)

Lord Mayor of Hobart (position as of right) - Lord Mayor Anna Reynolds

**20.1 Outcome of 2021 Local Government Association of Tasmania Elections
...(Cont'd)**

REPORT:

The 2021 Local Government Association of Tasmania General Management Committee Elections, conducted by the Tasmanian Electoral Commission, have concluded. The Councillors, noted in the Recommendation, have been elected for two year terms and commenced their term at the conclusion of the Local Government Association of Tasmania's 2021 Annual General Meeting on 30 June 2021.

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 obligation 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.

**20.1 Outcome of 2021 Local Government Association of Tasmania Elections
...(Cont'd)**

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

21 CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

21.1 Confirmation of the Minutes

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

21.2 Lease - Tram Shed Function Centre

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.

21.3 End of Closed Session

To be determined in Closed Council.

22 MEETING CLOSURE
