



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 16 DECEMBER 2021  
1.00pm**

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

Date: 16 December 2021

Time: 1.00pm

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## Certificate of Qualified Advice

### Background

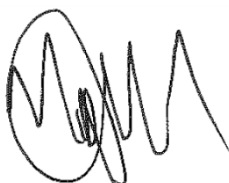
To comply with section 65 of the *Local Government Act 1993* (Tas):

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

### Certification

I certify that:

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



**Michael Stretton**  
Chief Executive Officer

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## AUDIO of COUNCIL MEETINGS

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

This Council Meeting will be streamed live to and can be accessed at:  
[www.launceston.tas.gov.au/Council/Meetings/Listen](http://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. 11 - *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](mailto:contactus@launceston.tas.gov.au), PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

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

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## PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

## LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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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**

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# City of Launceston

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**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 2 December 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**

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**7 COMMUNITY REPORTS**

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

**7.1 Mr Ben Hughes (Co-Founder) - *The Men's Table***

**Mr Hughes will address Council on *The Men's Table - Healthy Men, Healthy Masculinities, Healthy Communities*. Mr Hughes will advise how joining a men's table will improve the whole community.**

**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.)*

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**8.1.1 Public Questions on Notice - Mr Ray Norman - 29 November 2021****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following question, submitted in writing to the Council on 29 November 2021 by Mr Ray Norman, has been answered by Mr Wezley Frankcombe (Governance and Legal Officer).

**Question:**

1. Will Councillors in open Council deliberate on and initiate a process whereby the Council's management is commissioned to:
  - research and review current legal and moral obligations and conventions relative IP issues in the broadest context; and consequent to that
  - in doing so seek the advice and services of experts in the field such as Arts Law, Arts Tasmania, et al; and
  - report to Council and the Council's constituency on the IP protocols that operations such as Local Government instrumentalities are morally obliged to initiate and observe towards achieving reconciliatory objectives while embracing current best practice; and
  - recommend a set of protocols that the Council will, going forward, proactively observe and implement; and
  - clearly set out, and publish, a clear set of *policy protocols* the Council will itself observe and expect of those reporting to the Council to observe; and
  - do so by say April 2022.

**Response:**

*The Council has measures in place to work towards best practice regarding its obligations under the Copyright Act 1968 (Cth). This includes utilising in-house legal advice in the first instance and seeking expert advice when prudent. The Council's Officers are supported with information and resources like guidelines and presentations regarding copyright law, developed with reference to the Copyright Act 1968 (Cth) which clearly sets out the requirements that any individual or entity including the Council are to observe. The Council will continue to work towards best practice in relation to copyright obligations. With this in mind, it is not proposed to complete a review as proposed by Mr Norman.*

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**8.1.1 Public Questions on Notice - Mr Ray Norman - 29 November 2021 ...(Cont'd)**

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**ATTACHMENTS:**

1. Public Questions on Notice - Mr Ray Norman - 29 November 2021
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Attachment 1 - Public Questions on Notice - Mr Ray Norman - 29 November 2021

- Photographic images of people, objects, graphics etc. do not anywhere acknowledge the author/photographer and not always the author/maker of an object of 'cultural production' photographed; and
- There is no list of acknowledgements to be found in the report when one would be more than appropriate.

I selected this publication on the grounds that I have IP invested in the QVMAG's collections and the institution has been the subject of my personal and ongoing research for over 20 years.

Respectfully, I submit that this year's Annual Report for 'Council's operations', the same might well be said and likewise it can be said of most/all of Council's marketing material. Compared and contrasted with any other 'publication' – say newspapers etc. – Council publication's standards fall well short best practice I suggest.

Concerningly, it also seems that Council discourages representatives et al using/providing evidence in the form of 'newspaper clippings' in the context of IP issues. Notably, Australian law sets out a series of clear exceptions to copyright infringement known as "fair dealing". Fair dealing exceptions allow use of copyright material for the purposes of review or criticism, research or study, parody or satire, new reporting, judicial proceedings or legal advice. Thus such advice to representatives et al is clearly contestable, and ill founded, as are the standards and protocols Council insists 'are legal' and by implication appositely 'deemed to be' appropriate in every respect.

Additionally, paraphrased albeit, Mr Francombe proffered the opinion that legally(?) Council was not required to do more than it does currently. Also, he advised me that he did not know about the existence of the organisation 'Arts Law ... <https://www.artslaw.com.au/>', an organisation well placed to offer expert advice to 'IP OWNERS'. Councils and other organisations etc. on any matter. Alert to this, consequently, Council has access to 'expert advice', and as I understand it, Council has an adequate budget allocation in order that it might seek and gain such advice from any source including Arts Law, Arts Tasmania, – <https://www.arts.tas.gov.au/home> – and/or a range of independent specialist ARTS law partitioners.

Against this background I have framed my question to Council as below.

QUESTION

Will Councillors in open council deliberate on and initiate a process whereby Council's management is commissioned to:

- Research and review current legal and moral obligations and conventions relative IP issues in the broadest context; and consequent to that
- In doing so seek the advice and services of experts in the field such as Arts Law, Arts Tasmania, et al; and
- Report to Council and Council's constituency on the IP protocols that operations such as Local Government instrumentalities are morally obliged to initiate and observe towards achieving reconciliatory objectives while embracing current best practice; and
- Recommend a set of protocols that Council will, going forward, proactively observe and implement; and
- Clearly set out, and publish, a clear set of 'policy protocols' Council will itself observe and expect of those reporting to Council to observe; and
- Do so by say April 2022.

I look forward with considerable interest to the city's elected representative's response.

Ray Norman

Sent: Tue, 30 Nov 2021 07:53:11 +1100  
 To: "Contact Us" <contactus@launceston.tas.gov.au>; "Mayor" <Mayor@launceston.tas.gov.au>; "Councillor Danny Gibson" <Danny.Gibson@launceston.tas.gov.au>; "Jaensch, Minister" <minister.jaensch@dopac.tas.gov.au>; "Archer, Elise" <elise.archer@parliament.tas.gov.au>; "Local Government Division" <localgovernment@dopac.tas.gov.au>  
 Cc: "Wesley Francombe" <Wesley.Francombe@launceston.tas.gov.au>; "Michael Stretton" <Michael.Stretton@launceston.tas.gov.au>; "David Sudmalis@arts.tas.gov.au" <david.sudmalis@arts.tas.gov.au>; "Ross Hart" <info@rosshartlaw.com.au>; "Examiner Editor" <editor@examiner.com.au>; "White, Rebecca" <rebecca.white@parliament.tas.gov.au>; "Cassy OConnor" <cassy.oconnor@parliament.tas.gov.au>  
 Subject: QUESTION TO COUNCIL WITHOUT NOTICE

QUESTION TO COUNCIL WITHOUT NOTICE.

CONTEXT

In the past I have challenged Council on the appropriateness of its 'publication protocols' and its application of its Intellectual Property (IP) protocols in Council's operation. Over a number of years I have written to Mayor van Zetten and the GM [AKA CEO] and on each and every occasion, and in various ways the responses to me, in precis, has been 'everything Council does in this regard is legal' albeit that in many cases this is highly contestable proposition – and it was when I raised the issue.

Moreover, there are examples of less than best practice in the context of 'Council publications' relative to widely observed 'acknowledgement protocols' that lamentably casts Council in a rather poor light and in many cases would and should be open to legal challenge. In the past, Council has contested the Moral Rights provisions of the Copyright Act and notably in 2018 in regard to Stephen Walker's Tasmanian Tableau in Civic Square – See for context <https://www.examiner.com.au/story/5483771/walkers-tasmanian-tableau-will-be-put-back-home-in-civic-square/> – Council fell short of its obligations in regard to the 'Moral Rights' of an author and was ultimately forced to 'put right a wrong'. There are other examples of less than best practice in regard to Council's somewhat cavalier approach to 'IP matters' – arguably attitudes that reflect poorly on community standards on display in the city.

Additionally, Council is predisposed to use images of people in its marketing and in ways that generally do not acknowledge the photographer/author, the subject/person and concerningly where permission has not been sought to use the image in Council's marketing etc. This is most concerning when the subject is, albeit subliminally, is presented as a 'token person/whatever' – token woman, token disabled person, token indigenous person, token obscure ethnicity, etc. etc. However, how might a serving member of Council's staff deny their 'employer' access to imagery of them at work?

This issue I have discussed with Wesley Francombe who essentially reiterated Council's past assertions virtually saying (deeming?) that Council's in-house assessment of its protocols relevant to 'it's publications' finds that they are legal and adequate. Mr Francombe challenged me to provide him with evidence of Council's current shortfalls and I randomly selected this year's QVMAG Annual report where scrutiny reveals:

- The indigenous peoples acknowledgement appears at the beginning of the QVMAG Manager's report when current reconciliatory convention generally locates such acknowledgement at the very beginning of such publications as a courtesy; and

**8.1.2 Public Questions on Notice - Mr Robin Smith - Council Meeting - 2 December 2021****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following question, asked at the Council Meeting on 2 December 2021 by Mr Robin Smith, has been answered by Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

**Questions:**

1. [With regard to two-way traffic in Launceston and the consultation in *Your Voice Your Launceston*]

Is there anything else that the Council has received or consulted with regarding the changes from one-way to two-way?

**Response:**

*The vision on two-way traffic goes back at least a decade starting with Launceston Public Places and Public Life 2011, Gehl Architects. Since initially considered, two-way traffic conversion has been reinforced through the Launceston City Heart Project and Launceston Transport Strategy along with supporting technical assessments.*

*Community engagement is only one input considered when making decisions. Engagement with the community around how the City operates initially started with Gehl Architects' Launceston Public Places and Public Life report and followed by more recent engagements undertaken for the development and then the adoption of the Launceston City Heart Masterplan, Tomorrow Together and the Launceston Transport Strategy.*

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**8.1.3 Public Questions on Notice - Mr Ray Norman - 8 December 2021****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following question, submitted in writing to the Council on 8 December 2021 by Mr Ray Norman, have been answered by Mr Michael Stretton (Chief Executive Officer).

**Questions:**

1. Will Council initiate an independently manage, arm's length, Citizen's Jury/Assembly to report to the community before the upcoming Local Government 2022 elections that:
  - surveys and interrogates the City of Launceston's fiscal wellbeing and its real world debt levels;
  - investigates and reports of strategic economic opportunities looking forward two, five and ten years;
  - assesses the City's future threats that need to be accounted for, and accommodated within, future planning and development strategies;
  - assesses the municipality's primary assets in the context of the opportunities open to the City's citizenry; and
  - addresses the issue of appropriate cultural landscaping in the municipality and within the context of Tasmania wide considerations?

**Response:**

*The Council operates within the corporate planning framework which is guided by the Greater Launceston Plan (GLP). The GLP sets out the long-term community vision and directions for the greater Launceston region and has been developed cognisant of current and future opportunities and threats. The GLP is in the process of being reviewed after its first six years in operation and there will be an opportunity for the community to participate in this review process in the new year.*

*The Council's financial performance is guided by its Long Term Finance Plan and is reported in an open and transparent manner through the annual report each year. Additionally, the Council's Audit Panel, which includes independent members, provides review and oversight of the Council's financial and operational practices and performance.*

*The Council's approach to asset management is documented in its Strategic Asset Management Plan, while the Cultural Strategy 2020-2030 outlines the City of Launceston's directions in this important space.*

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## 8.1.3 Public Questions on Notice - Mr Ray Norman - 8 December 2021 ...(Cont'd)

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*All of these documents are available on the Council's website.*

*Mr Norman's request for the establishment of a Citizen's Jury/Assembly has been previously addressed by the Council. The Council intends to maintain its focus on existing engagement processes such as the Tomorrow Together program.*

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### **ATTACHMENTS:**

1. Public Questions on Notice - Mr Ray Norman - 8 December 2021
-

**Attachment 1 - Public Questions on Notice - Mr Ray Norman - 8 December 2021**

**From:** "raynorman7250@bigpond.com" <raynorman7250@bigpond.com>  
**Sent:** Wed, 8 Dec 2021 14:16:16 +1100  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>; "Mayor" <Mayor@launceston.tas.gov.au>; "Minister.Jaensch@dpac.tas.gov.au" <Minister.Jaensch@dpac.tas.gov.au>; "peter.gutwein@parliament.tas.gov.au" <peter.gutwein@parliament.tas.gov.au>  
**Cc:** "ross.hart@rosshartlaw.com.au" <ross.hart@rosshartlaw.com.au>; "Richard Jamieson" <Richard.Jamieson@launceston.tas.gov.au>; "rebecca.white@parliament.tas.gov.au" <rebecca.white@parliament.tas.gov.au>; "Bridget.Archer.MP@aph.gov.au" <Bridget.Archer.MP@aph.gov.au>  
**Subject:** Question to Council On Notice

**CONTEXT**

In the life of this Council there have been a number of strategic developments that have seriously raised the level of concern among the city's/municipality's ratepayers and residents. All this has been evolving in concert with the growing threats linked to climate change and the COVID pandemic to name but two factors. Against this background Council in the context of '**Local Government**' and its parallel roll as a '**Planning Authority**' is arguably out of step with community expectations and aspirations.

Likewise the city's '**fiscal wellbeing**' has become increasingly under threat. Notably, the accumulated losses racked up in regard to '**project budget overruns**' is, in the vernacular, '**eye watering**'. Added to that, risky and ill-advised projects have been embarked upon without planned outcomes being delivered and all too often adding to the city's debt levels – *all of which will need to be serviced by ratepayers at some time in the future and presumably via increased rate demands.*

The collective and accumulating '**cascading debt growth**' due to budget overruns and inappropriate risk taking amounts to Council's '**executive salary provisions**' multiplied manifold. The short term consequence being a loss of service and amenity available to ratepayers, businesses and residents. This alone alerts the city's citizenry to shortfalls that are having enormous impacts the city's economy and residents' lifestyles and standards of living.

Without doubt a root and branch interrogation of the city's future prospects in concert with Council's performance level against key expectations relative to Council's designated '**functions**' is timely. To reiterate here Council's function is to:

- (a) to provide for the health, safety and welfare of the community;
- (b) to represent and promote the interests of the community;
- (c) to provide for the peace, order and good government of the municipal area.

Plus, in performing its functions, a council is to consult, involve and be accountable to the community.

Albeit that I've raised this issue before only to draw the '**Mayor's assertion/deeming**' that the conduct of Citizen's Juries and/or Assemblies "**are not Council Policy**". Nonetheless, I ask again against the background articulated above.

**QUESTION**

Will Council initiate an independently managed, arm's length, Citizen's Jury/Assembly to report to the community before the upcoming Local Government 2022 elections that:

- Surveys and interrogates the City of Launceston's fiscal wellbeing and its '**real world debt levels**';
- Investigates and reports on strategic economic opportunities looking forward two, five and ten years;
- Assesses the city's future threats that need to be accounted for, and accommodated within, future planning and development strategies;
- Assesses the municipality's primary assets in the context of the opportunities open to the city's citizenry; and
- Addresses the issue of appropriate '**cultural landscaping**' in the municipality and within the context of Tasmania wide considerations.

Ray Norman

**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.)*

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

## **9 PLANNING AUTHORITY**

### **9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services**

**FILE NO:** DA0463/2021

**AUTHOR:** Duncan Payton (Town Planner)

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

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#### **DECISION STATEMENT:**

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

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

Applicant:	6ty°
Property:	1A George Town Road, Newnham
Zoning:	Inner Residential
Receipt Date:	25/08/2021
Validity Date:	26/08/2021
Further Information Request:	31/08/2021
Further Information Received:	26/10/2021
Deemed Approval:	11/01/2022
Representations:	Three

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

SF6960 - Amendment 57 to the scheme rezoned the site to Inner Residential

#### **STANDARDS REQUIRING COUNCIL DISCRETION**

11.4.10 Rear and side setbacks  
11.4.23 Development for discretionary uses  
E4.5.1 Existing road accesses and junctions  
E4.6.2 Road accesses and junctions  
E6.6.3 Pedestrian access

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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**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 DA0463/2021 - Residential - construction of nine dwellings for use as communal residences and change the use of the existing building to residential support services at 1A George Town Road, Newnham, 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 Council unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A00, dated 25/08/21.
  - b. Architectural Notes, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A00a, dated 25/08/21.
  - c. Location Plan, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A01, dated 25/08/21.
  - d. Site Plan, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision C, page A02, dated 22/10/21 - Amended Plan Required.
  - e. Street Elevations, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A03, dated 25/08/21.
  - f. Roof Plan, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A04, dated 25/08/21.
  - g. Floor Plan of Units 5 ,6, 8 and 9, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A10, dated 25/08/21.
  - h. Floor Plan of Unit 7, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A11, dated 25/08/21.
  - i. Floor Plan of units 1 and 3, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A12, dated 25/08/21.
  - j. Floor Plan of units 2 and 4, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A13, dated 25/08/21.
  - k. 21 June 9am Shadows, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A100, dated 25/08/21.
  - l. 21 June Noon Shadows, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A101, dated 25/08/21.
  - m. 21 June 3pm Shadows, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A102, dated 25/08/21.
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- n. 3D Views 1, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A200, dated 25/08/21.
- o. 3D Views 2, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A201, dated 25/08/21.
- p. 3D Views 3, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A202, dated 25/08/21.
- q. 3D Views 4, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A203, dated 25/08/21.
- r. 3D Views 5, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A204, dated 25/08/21..
- s. 3D Views 6, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A205, dated 25/08/21.
- t. 3D Views 7, prepared by Unify Capture + Design, project no. 219016, SDA Housing at 1A George Town Road, Newnham, revision B, page A206, dated 25/08/21.

**2. AMENDED PLANS REQUIRED**

Prior to the commencement of any work and, an amended site plan must be submitted to the satisfaction of the Manager City Development to replace the site plan annotated as *Amended Plan Required* and attached to the Permit. Once approved, the amended plan will be endorsed by the Council and will then form part of the Permit. The amended plans must show all privacy fencing to be a minimum of 1.8m high.

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 Planning Officer.

**3. USE OF EXISTING BUILDING**

Use of the existing building shall be limited to the provision of services to the residents. Further planning approval must be obtained prior to use of the premises as a medical centre.

**4. SPEED LIMIT SIGNAGE**

For the safety of pedestrians, prior to the commencement of the use, signage shall be erected at each entrance to the site limiting vehicle speeds to 10kph.

**5. URBAN FLOODING - WESTERN BOUNDARY FENCE**

The western boundary fence must not be solid and must be constructed in a manner to ensure that the overland flow in an urban flooding event is not impeded.

**6. DEMOLITION OF BOUNDARY WALL**

Notification must be given to the occupants of 22-24 Mangin Street, Mowbray not less than 24 hours prior to the demolition of the boundary wall.

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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**7. 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.

**8. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

**9. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01462-LCC 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:

- 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. any stabilisation works required as a result of tree or vegetation removal; and
- d. all proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- e. suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and
- f. any screen planting.

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 prior to the use commencing; and
- i. maintained as part for the duration of the use. It must not be removed, destroyed or lopped without the written consent of the Council.

**11. PRIVACY SCREEN**

All privacy screens shown on the site plan shall be a minimum of 1.8m high.

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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**12. 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.

**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 Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

**15. APPLICATION TO ALTER A STORMWATER SERVICE**

An application must be made using the Council's eServices web portal, or on the approved form and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

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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. APPLICATION TO ALTER A STORMWATER SERVICE**

To have an existing service connection physically removed/relocated/alterred, 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.

**17. 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.

**18. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)**

No works to install, remove or modify a vehicular crossing or property access, 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, the driveway apron or existing access arrangement, 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.

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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## **19. SOIL AND WATER MANAGEMENT PLAN**

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

## **20. PROTECTION OF PIPELINES**

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

- a. footings must be no closer than 1.5m from the outer edge of the pipe;
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe;
- c. there must be a minimum clear space between buildings or substantial structures of at least 6.85m (drainage easement) in width to allow maintenance along the line of the pipe; and
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

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

## **21. EXTERIOR AND SECURITY LIGHTING PLANNING**

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

## **22. NO BURNING OF WASTE**

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

## **23. WASTE MATERIALS**

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

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## **24. DEMOLITION**

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia *Demolition Work Code of Practice* or any subsequent versions of the document;
- b. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- c. not undertake any burning of waste materials on site;
- d. remove all rubbish from the site for disposal at a licensed refuse disposal site;
- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos Code of Practice* or any subsequent versions of the document.

### **Notes**

#### **A. General**

*This permit was issued based on the proposal documents submitted for DA0463/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.*

*This permit takes effect after:*

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

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

#### **B. Restrictive Covenants**

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

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

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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**C. Appeal Provisions**

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

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

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

**D. Permit Commencement**

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

**E. Noise Nuisance**

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

**F. Fireplace/Woodheater Use**

*Use of the fireplace/woodheater will be subject to the Environmental Management and Pollution Control (Smoke) Regulations 2019 or as superseded.*

**G. Heat Pump Use**

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

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**REPORT:**

**1. THE PROPOSAL**

It is proposed to redevelop the site of the previous *Railway Bowls Club* to provide nine communal residences for specialist disability accommodation. Four of the residences are for higher needs occupants and include overnight assistance rooms for support staff, whilst the other five units are intended for residents capable of living independently.

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**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

The proposal includes the redevelopment of the informal access to Mangin Street, Mowbray and construction of parking and landscaping. Part of the existing building will be demolished to provide room for Unit 9 and the rest of the building will be renovated to provide for applicable site services for the residents, including communal *break-out* rooms and allied health care.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The site is a generally rectangular lot of 5,664m<sup>2</sup>, currently containing the disused club facilities and greens of the *Railway Bowls Club*.

The *Mowbray Bowls Club* is located to the north of the site. The *University of Tasmania* has undeveloped grass land on the western boundary. To the south is a mix of suburban residential and commercial uses. George Town Road adjoins the site to the east.

The broader area to the north is principally residential and features a number of multiple dwelling developments. The mixed area to the south extends to the Mowbray shopping centre.

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

**Consistent**

The proposal to construct nine communal dwellings, in the form of specialist disability accommodation and the conversion of the existing club building to provide for office and allied health services associated with the accommodation facility, is consistent with the purpose of the zone to provide for a variety of residential uses and dwelling types close to services and facilities.

**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

**11.4 Development Standards**

**11.4.7 Site coverage**

Objective: To:
(a) ensure that the site coverage of residential development and ancillary buildings respects the character of the surrounding area; (b) reduce the impact of increased stormwater runoff on the drainage system; and (c) provide for landscaping and private open space.
<b>Consistent</b> The proposal is consistent with the acceptable solutions.
A1.1 Site coverage must be no greater than 60%; and A1.2 No less than 25% of the site must be pervious to rainfall.
<b>Complies</b> Site coverage refers to the proportion of the site covered by roofed buildings. The proposed communal dwellings, plus the existing building, provide a site coverage of approximately 1,770m <sup>2</sup> , or 31% of the site.  The impervious areas of the driveways and parking areas cover some 2,200m <sup>2</sup> or 39% of the site, which, when combined with the buildings, leaves around 30% of the site free from impervious surfaces.

**11.4.8 Building height**

Objective: To ensure that the building height respects the character of the surrounding area.
<b>Consistent</b> The proposal is consistent with the acceptable solutions.
A1 Building height must be no greater than 9m.
<b>Complies</b> The proposed communal dwellings have a maximum height of 4.7m and the existing building has a height of 3.5m.

**11.4.9 Frontage setbacks**

Objective: To ensure that the setbacks from a frontage respect the character of the surrounding area.
<b>Consistent</b> The proposal is consistent with the acceptable solutions.

**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

<p>A1.1 The primary frontage setback must be no less than:</p> <ul style="list-style-type: none"> <li>(a) 4m; or</li> <li>(b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in the Figure 11.4.9 below; and Figure 11.4.9 - Primary Frontage Setback for Infill Lots.</li> </ul>
<p>A1.2 Setback from a frontage other than a primary frontage must be no less than 3m; and</p> <p>A1.3 Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.</p>
<p><b>Complies</b></p> <p>The site has a 45.9m frontage to George Town Road and a 6.6m frontage to Mangin Street, providing the access from that street.</p> <p>The scheme defines the primary frontage as the shortest frontage, making Mangin Street the primary frontage. Proposed Unit 9, whilst not addressing the frontage, is at its closest point 4m setback from the primary frontage. Unit 4 is the closest to the George Town Road frontage and is setback 18.4m.</p>

11.4.10 Rear and side setbacks

<p><b>Objective:</b></p> <p>To ensure that the setbacks are compatible with the character of the surrounding area and minimise the impacts on the amenity and solar access of adjoining dwellings.</p>
<p><b>Consistent</b></p> <p>The proposal is consistent with the applicable performance criteria.</p>
<p>A2 Buildings must be set back from side boundaries no less than:</p> <ul style="list-style-type: none"> <li>(a) for lots 1,000m<sup>2</sup> or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or</li> <li>(b) for lots greater than 1,000m<sup>2</sup>, 2m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.</li> </ul>
<p><b>Relies on Performance Criteria</b></p> <p>As the site has two front boundaries, it is not considered to have a rear boundary. All boundaries, other than frontages are considered as side boundaries.</p> <p>The proposed buildings have a maximum height of 4.7m at the ridge line and the lot is greater than 1,000m<sup>2</sup>. Therefore, the acceptable solution seeks a setback of 2.3m from the side boundaries. As proposed, Unit 1 has a setback of 2m to the northern boundary and Unit 9 has a setback of 1.4m to the southern boundary, performance criteria are relied upon.</p>
<p>P2 Building setback to the rear boundary must be appropriate to the location, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability to provide adequate private open space;</li> </ul>

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- (b) the character of the area and location of buildings on adjoining lots;
- (c) the impact on the amenity, solar access and privacy of habitable rooms, windows, and private open space of nearby or adjoining buildings; and
- (d) the size, shape and orientation of the lot.

**Complies**

- (a) The site plan demonstrates that each proposed unit is provided with an adequate area of private open space.
- (b) The character of the area is somewhat varied, with the *Mowbray Bowls Club* adjoining the northern boundary, open fields of the *University of Tasmania* on the western boundary and a mix of residential and commercial to the south and east. Relevantly, the lot to the south is a double residential lot with the dwelling setback over 10m from the common boundary. To the north are bowling greens.
- (c) There will be no amenity impacts from the proposed units. Indeed the amenity to the south is likely to be improved as the western end of the existing building is to be removed to provide for Unit 9. Therefore, the existing concrete block boundary wall of some 3m will be replaced with a 1.8m boundary fence, which will reduce any overshadowing of the adjoining yard whilst preventing any overlooking from the single storey unit.
- (d) The site is a 5,664m<sup>2</sup>, generally rectangular lot to the south-west of George Town Road. The proposed side setbacks are a result of design rather than size and shape of the lot.

Having regard to the above, the setbacks are considered to be appropriate to the location and minimise any impact on the amenity of the adjoining sites. The performance criteria are satisfied.

**11.4.12 Location of car parking**

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

**Consistent**

The proposal is consistent with the acceptable solution.

A1 Shared driveways or car parks of residential buildings must be located no less than 1.5m from the windows of habitable rooms.

**Complies**

Shared car parking is located 1.5m east of Unit 8 and is separated by a privacy fence. To the west of the site, the shared car parking is over 7m from the nearest unit.

The shared driveway is a minimum of 3m from any of the units or windows to a habitable room.



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<p>A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.                  A2.2 Turning areas for vehicles must not be located within the primary front setback.</p>
<p><b>Complies</b>                  Car parking and turning areas are not located within the primary setback to Mangin Street. Bicycle parking is located 5m from the frontage, with car parking north of that.</p> <p>The frontage to George Town Road contains an existing car parking area used by the previous bowls club. This area will remain essentially unchanged at this time and will provide access to the existing building and proposed parking at the eastern side of the site, plus access from the units to George Town Road. The applicants advise further development options for this area will be considered in the future. Any such further development will be required to have regard to integration with the rest of the site.</p>
<p>A3 A garage or carport must be:</p> <ul style="list-style-type: none"> <li>(a) within 10m of the dwelling it serves; and</li> <li>(b) located no less than 5.5m from a frontage; or</li> <li>(c) with a setback equal to or greater than the setback of the dwelling to the frontage; or</li> <li>(d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.</li> </ul>
<p><b>Complies</b>                  Each proposed unit is provided with an attached carport. The carport for Unit 9 is located 5m from the Mangin Street frontage, however, it is behind the building line of the dwelling relative to the frontage and complies with A3(c).</p>
<p>A4</p> <ul style="list-style-type: none"> <li>(a) The total width of the door or doors on a garage facing a frontage must be no wider than 6m; or</li> <li>(b) the garage must be located within the rear half of the lot when measured from the frontage.</li> </ul>
<p><b>Complies</b>                  The carport to Unit 9 is the only carport facing a frontage and it is 3.4m wide.</p>

11.4.13 Overlooking

<p>Objective:                  To minimise:</p> <ul style="list-style-type: none"> <li>(a) overlooking into private open space and habitable room windows; and</li> <li>(b) the impact on the amenity of the adjoining and the subject site.</li> </ul>
<p><b>Consistent</b>                  The proposal is consistent with the acceptable solution.</p>
<p>A1.1 A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:</p> <ul style="list-style-type: none"> <li>(a) be offset no less than 1.5m from the edge of one window to the edge of the other; or</li> <li>(b) have sill heights no less than 1.7m above floor level; or</li> </ul>

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- (c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or
  - (d) have permanently fixed external screens to no less than 1.7m above floor level; and
  - (e) have obscure glazing and screens must be no greater than 25% transparent; or
- A1.2 New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.

**Complies**

It is proposed that the units be separated by a 1.7m privacy screen.

No argument or discussion is presented to support the reduction from the prescribed 1.8m to 1.7m and a condition is proposed to require the privacy fencing to be not less than 1.8m high.

**11.4.21 Outbuildings and swimming pools**

**Objective:**

To ensure that outbuildings and swimming pools:

- (a) do not detract from the character of the surrounding area;
- (b) are appropriate to the site and respect the amenity of neighbouring lots; and
- (c) dwellings remain the dominant built form.

**Consistent**

The proposal is consistent with the acceptable solution.

A1 The combined gross floor area of outbuildings is no greater than 42m<sup>2</sup>; and

- (a) have a wall height no greater than 2.7m, and
- (b) have a building height no greater than 3.5m.

**Complies**

Each unit is provided with a small storage shed (6m<sup>3</sup>), which have a total combined floor area of 38.25m<sup>2</sup>.

**11.4.23 Development for discretionary uses**

**Objective:**

To ensure that development for discretionary uses is sympathetic to the form and scale of residential development and does not adversely impact on the amenity of nearby sensitive uses.

**Consistent**

The proposal satisfies the applicable performance criteria.

A1 No acceptable solution.

**Relies on Performance Criteria**

P1 Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;

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- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8m;
- (e) the bulk and form of the building;
- (f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

**Complies**

- (a) The buildings are appropriately setback from the frontages, with Units 4 and 8 setback some 18m from George Town Road behind the existing parking and access previously used by the bowls club and earmarked by the applicants for future development. Unit 9 is setback 5m from the Mangin Street frontage, which is effectively limited to access to the site.
- (b) Given the significant setback for George Town Road and being located between the houses and shops to the north and the club rooms of the *Mowbray Bowls Club* to the north, the proposed development will remain compatible with the existing streetscape. Unit 9 will replace the existing concrete block wall and western section of the existing building and thus present simply as a house at the end of the street. This is considered to be more consistent with the residential streetscape than the starkness of the existing block wall.
- (c) The site is generally level, having been previously a bowls club.
- (d) The proposed buildings have a maximum height of 4.7m.
- (e) The proposed buildings are designed to present as a row of cottages, with each individual unit having two or three gables. Whilst the relative narrowness of the gables has led to increased pitch and, therefore, made the buildings slightly taller, the overall effect is to present as multiple small cottages with relatively small bulk and form.
- (f) The existing building on the site is relatively large, although lower than the proposed units. It is located against the southern boundary and setback 42m from the George Town Road frontage. It is surrounded by the proposed units and largely hidden from view. To the south are dwellings and commercial buildings of a residential scale, whilst to the north is the larger clubroom building of the *Mowbray Bowls Club*.

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- (g) The units have minimum setbacks of 2m to the northern boundary, 13.5m to the western boundary and 1.4m to the southern boundary. The latter setback is Unit 9 and is considered an improved outcome to both the adjoining neighbour and the streetscape as it replaces a concrete block wall of some 3m located on the boundary, with a lower boundary fence and a residential building presenting as another dwelling in the streetscape. The other boundary setbacks satisfy the relevant acceptable solutions earlier in this assessment.
- (h) All proposed units are single storey and where appropriate are separated by privacy fencing. The units do not unreasonable shadow or affect the privacy of other buildings on the site.
- (i) The scale of the proposed units does not result in overlooking or overshadowing of the adjoining lots beyond that reasonably expected from boundary fencing.
- (j) The proposed units are all contained and located within the site such that opportunities for mutual passive surveillance, other than between the units, are limited.
- (k) As the existing site was previously a bowling club, there is very little existing landscaping. The site plan indicates the planting of a number of trees and shrubs. A condition requiring a landscape plan is proposed.
- (l) When viewed from adjoining lots, the proposal will present as a multiple dwelling site, not dissimilar to others in the broader area.
- (m) Having regard to the purpose of the units to provide specialist disability accommodation, it is likely that many of the residents will not drive. Each unit is provided with a 3.4m wide single carport and an additional 24 car parking spaces are provided at the western and eastern sides of the site to address the needs for additional parking and for the use of the existing building to provide allied health services for the residents. The site plan indicates that traffic flow between the units will be one way towards George Town Road. It is anticipated that most traffic to the site will enter via Mangin Street and leave either via Mangin Street or George Town Road. Given the nature of the proposed use, a high volume of traffic generation is not expected and similarly the impact on traffic circulation on Mangin Street or George Town Road is likely to be minimal.
- (n) The surrounding area presents a somewhat mixed character. The area of Mangin Street presents a residential character, whereas the area dominated by George Town Road presents a more mixed use character with a blend of residential, commercial and industrial.

Having regard to the above, it is considered that the proposed development is compatible with the form and scale of residential development and does not unreasonably impact on the amenity of nearby sensitive uses. The performance criteria are satisfied.

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**E2.0 Potentially Contaminated Land Code**

<p>E2.1 The purpose of this provision is to:</p> <p>(a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.</p>
<p><b>Consistent</b></p> <p>In accordance with clause E2.4.3, an assessment by a suitably qualified person (Rod Cooper, ES&amp;D) has determined that potentially contaminating activities did not impact the site and as such, the proposal is exempt from the provisions of the Code.</p>

**E2.6 Development Standards**

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

<p>E4.1 The purpose of this provision is to:</p> <p>(a) protect the safety and efficiency of the road and railway networks; and</p> <p>(b) reduce conflicts between sensitive uses and major roads and the rail network.</p>
<p><b>Consistent</b></p> <p>The proposal creates a new access to Mangin Street and is consistent with the purpose of the Code to protect the safety and efficiency of the road network.</p>

**E4.5 Use Standards**

**E4.5.1 Existing road accesses and junctions**

<p>Objective:</p> <p>To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>
<p><b>Consistent</b></p> <p>The proposal satisfies the applicable performance criteria.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p><b>Relies on Performance Criteria</b></p> <p>Whilst it is not certain what the likely traffic volumes will be, the NSW RTA Guide to Traffic Generating Developments suggests that housing for people living with disabilities can be expected to generate between one-two trips (ie. four vehicle movements) per day. In other words, the nine units are likely to generate 18 -36 vehicle movements per day. The existing building is intended to be refurbished to provide <i>break out</i> areas for the residents and to provide other allied health services for the residents. This is not proposed to be a medical centre and staffing, whilst not nominated, is not expected to be high given that the site caters for 18 - 20 residents. If 10 staff are assumed for the existing building, an additional 10 movements can be added, giving a total AADT of 56. If 75% use Mangin Street, the increased use of that currently informal access will be 42 per day and performance criteria are relied upon.</p>

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P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

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

**Complies**

- (a) The likely increase in traffic onto George Town Road from the site will be marginal considering the current traffic volumes of that road. With regard to Mangin Street, a small suburban street, the impact is also expected to be small and within the capacity of the road. Based on the estimate of 56 vehicle movements, with 75% using Mangin Street, there will be an extra 42 cars travelling the street on an average day. If these were assumed to travel only in the nine hours between 8am and 5pm, there would be an average of five extra vehicles per hour - one every 12 minutes. Such an increase on traffic volumes on a suburban street is not unreasonable.
- (b) The nature of the vehicle movements will be mainly cars, with the occasional service vehicle.
- (c) The access to George Town Road is an existing cross over that originally served the patrons of the *Railway Bowls Club*. The access to Mangin Street is currently informal and the access will be reconstructed to the appropriate standard required by the Council as the Road Authority.
- (d) Mangin Street is a suburban street and is not a through road. The proposed development will not alter this as it will be the residential development at the end of the street. Whilst users of the site will have the opportunity to exit via George Town Road, this is not a public thoroughfare and the site remains private property.
- (e) Mangin Street is a 50kph limited street with relatively low traffic volumes, whereas George Town Road has a speed limit of 60kph and significantly high traffic volumes.
- (f) The subject site has access to both Mangin Street and George Town Road and proposes to use both accesses for two way traffic.
- (g) The State Government has identified a specific need for accommodation options such as proposed.

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- (h) Given the relatively low traffic volumes anticipated from this development and the two access points, a specific Traffic Impact Assessment was not required by the Council's Traffic Officers.
- (i) The Council, as the road authority, has consented to the making of the application and the Council's Infrastructure Officers have recommended appropriate conditions.

Having regard to the above, it is considered that the increase in vehicle traffic will be safe and will not unreasonably impact on the efficiency of the roads.

**E4.6 Development Standards**

**E4.6.2 Road accesses and junctions**

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

**Consistent**  
The proposal meets the performance criteria.

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

**Relies on Performance Criteria**  
The site has two accesses, each providing both entry and exit. Performance criteria are relied upon.

P2 For roads in an area subject to a speed limit of 60kph or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

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

**Complies**  
As discussed previously, the site has an existing access to George Town Road, a major collector road with significant volume of traffic and a speed limit of 60kph, and an existing informal access to Mangin Street that will be reconstructed to council standards.

Mangin Street is a small suburban street with relatively low traffic volumes and a speed limit of 50kph. It is estimated that the proposal will direct approximately 42 additional vehicle movements to Mangin Street and that such increase is well within the capacity of the road. With regard to the prescribed matters, the proposed use of the access to Mangin Street is considered to be safe and not to unreasonably impact on the efficiency of the road.

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

Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.
<b>Consistent</b> The proposal meets the acceptable solution.
A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.
<b>Complies</b> The accesses both have unobstructed sightlines, 80m for Mangin Street and 105m for George Town Road.

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

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

**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.
<b>Consistent</b> The proposal meets the acceptable solution.
A1 The number of car parking spaces must: (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



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(d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p><b>Complies</b>                  The Table requires one car parking space per bedroom or two spaces per three bedrooms and one visitor parking space for every five units. The proposal has nine, two- or three-bedroom units and requires two car parking spaces per unit, plus two visitor parking spaces. Therefore, 20 car parking spaces are required. If 10 staff are assumed for the provision of associated services in the existing building and an extra car parking space provided for each, a total of 30 car parking spaces is required.</p> <p>The proposal provides 33 car parking spaces.</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><b>Complies</b>                  The parking space provided with each unit (ie. under the carport) is proposed to be an accessible space and the requirements of the National Construction Code are met.</p>

**E6.5.2 Bicycle parking numbers**

Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
<p><b>Consistent</b>                  The proposal meets the acceptable solution.</p>
A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.
<p><b>Complies</b>                  The Table requires the provision of one bicycle park for every five beds. The proposal has 20 beds and provides six bicycle parking spaces.</p>

**E6.5.4 Motorcycle parking**

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
<p><b>Consistent</b>                  The proposal meets the acceptable solution.</p>
A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.

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<p><b>Complies</b>                  With 33 car parking spaces provided, two motorcycle parking bays are required. Three are provided at the eastern end of the site.</p>
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**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

<p>Objective:                  To ensure that parking areas are constructed to an appropriate standard.</p>
<p><b>Consistent</b>                  The proposal meets the acceptable solution.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:                  (a) have a gradient of 10% or less;                  (b) be formed and paved;                  (c) be drained to the public stormwater system, or contain stormwater on the site;                  (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and                  (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p><b>Complies</b>                  All parking, access and manoeuvring areas have a gradient less than 10% and will be formed, paved and drained. All parking spaces will be appropriately line marked.</p>

**E6.6.2 Design and layout of parking areas**

<p>Objective:                  To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b>                  The proposal meets the acceptable solution.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:                  (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;                  (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;                  (c) have parking space dimensions in accordance with the requirements in Table E6.3;                  (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and                  (e) have a vertical clearance of not less than 2.1m above the parking surface level.                  A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p>

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<p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p><b>Complies</b></p> <p>All vehicles will be capable of entering and leaving in a forward direction. All parking, access and manoeuvring areas will be constructed to the requirements of the applicable tables.</p>

**E6.6.3 Pedestrian access**

<p><b>Objective:</b></p> <p>To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p><b>Consistent</b></p> <p>The proposal satisfies the applicable performance criteria.</p>
<p>A1.1 Uses that require 10 or more parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.</p>
<p><b>Relies on Performance Criteria</b></p> <p>The proposal provides 33 car parking spaces and a dedicated footpath is not provided. Performance criteria are relied upon.</p>
<p>P1 Safe pedestrian access must be provided within car parks, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>

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**Complies**

- (a) The site is level with the proposed units located in the centre with the existing building adjacent to the southern boundary. Accessible car parking is provided with each unit and a further 24 car parking spaces are provided at the eastern and western sides of the development.
- (b) The units are provided for the purpose of specialist disability accommodation.
- (c) A total of 33 car parking spaces are provided.
- (d) A relatively low frequency of vehicle movements is anticipated through a combination of movements by staff, visitors and residents. Staff will enter and leave the site each day, residents will leave and return to the site once or twice per day and some residents will receive visitors.
- (e) Accessible parking is provided at each unit.
- (f) Given the expected low traffic volumes, footpaths and crossings are not provided.
- (g) Given the low traffic volumes, expected pedestrian movements and low speed of traffic, vehicle and pedestrian safety is considered appropriate.
- (h) Other than the accessible parking allocated to each unit, parking is provided adjacent to the entry and exit access ways.
- (i) Whilst no protective devices are proposed, a condition limiting the speed within the site to 10kph will be included.

Having regard to the above, it is considered that safe pedestrian access is provided and the performance criteria are satisfied.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure and Assets	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
<b>EXTERNAL</b>	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/01462-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

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**5. REPRESENTATIONS**

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 30 October to 16 November 2021. Three representations were received (two letters, one of which contained two signatures). 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><b>Issue1</b>  <b>The current Mangin Street access is an informal one, provided for maintenance only.</b></p>
<p><i>Response 1</i>  <i>The existing access is not correctly constructed and a new access will be constructed by the proponents to the Council's standards.</i></p>
<p><b>Issue 2</b>  <b>Mangin Street is not suitable for the extra traffic flow forced by the development.</b></p>
<p><i>Response 2</i>  <i>The lack of a turning head or other terminating feature suggests an expectation, at the time of construction, that the road would be further developed in the future. The Council's Engineer - Asset Planning has advised that Mangin Street has ample capacity for the likely additional vehicle movements.</i></p>
<p><b>Issue3</b>  <b>The proposed use of the units, with multiple residents and supported living arrangements, plus the proposed reuse of the existing building will increase traffic flows beyond those of nine units and more than 40 movements per day on Mangin Street.</b></p>
<p><i>Response 3</i>  <i>The Council's Engineer - Asset Planning has advised that Mangin Street has ample capacity for the likely additional vehicle movements.</i></p>
<p><b>Issue 4</b>  <b>The current car park area bordering George Town Road has not been identified in the plan.</b></p>
<p><i>Response 4</i>  <i>The proponents have deliberately left this section out of the proposal plans as they consider alternative uses for that portion of the site and did not want those existing car parking spaces linked to this proposal. Notwithstanding this, any future proposal for this section of the site must continue to provide access to the balance of the site.</i></p>
<p><b>Issue 5</b>  <b>Without a gate at the entrance, some vehicles travelling down Mangin Street may choose to drive through the site to exit onto George Town Road.</b></p>

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<p><i>Response 5</i>  <i>The site is private property and is not a public thoroughfare. The proponents advise that they will erect appropriate signage and the one way section between the units will be gated for card entry by residents.</i></p>
<p><b>Issue 6</b>  <b>The garbage truck will travel through the units or try to turn in the car park.</b></p>
<p><i>Response 6</i>  <i>The garbage truck will not be able to travel through the units or U-turn in the car park and will have to treat Mangin Street in the same manner as many other dead-end street.</i></p>
<p><b>Issue 7</b>  <b>The trees on 22-24 Mangin Street, adjacent to the wall to be demolished should be protected during the works</b></p>
<p><i>Response 7</i>  <i>The applicants advise that the builders will comply with all legal safety and security regulations and treat the surrounding residents with privacy and respect. A condition will be imposed requiring the developer to notify the occupants of 22-24 Mangin Street not less than 48 hours prior to the demolition of the boundary wall.</i></p>
<p><b>Issue 8</b>  <b>Safety fencing should be erected to protect the safety, security and privacy of the adjoining residents.</b></p>
<p><i>Response 8</i>  <i>The applicant has advised that the builder will comply with all legal safety and security legislation.</i></p>
<p><b>Issue 9</b>  <b>The developer's machinery is not permitted on 22-24 Mangin Street and demolition works must be carried out from 1A George Town Road.</b></p>
<p><i>Response 9</i>  <i>The applicants acknowledge this.</i></p>

**6. CONCLUSION**

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

**ECONOMIC IMPACT:**

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

**9.1 DA0463/2021 - 1A George Town Road, Newnham - Residential - Construction of Nine Dwellings for Use as Communal Residences and Change the Use of the Existing Building to Residential Support Services ...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

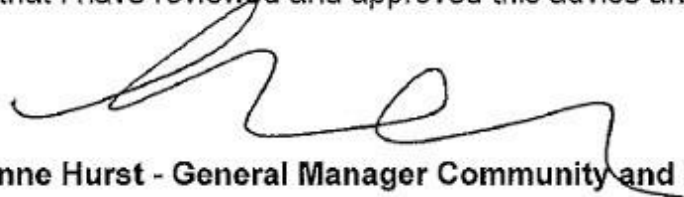
**BUDGET & FINANCIAL ASPECTS:**

Not relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

**ATTACHMENTS:**

1. Locality Map - 1A George Town Road, Newnham (*electronically distributed*)
  2. Plans to be Endorsed - 1A George Town Road, Newnham (*electronically distributed*)
  3. TasWater SPAN - 1A George Town Road, Newnham (*electronically distributed*)
  4. Representations - 1A George Town Road, Newnham (*electronically distributed*)
-

**9.2 Amendment 70 - Change of Zoning from Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0)****FILE NO:** SF7390**AUTHOR:** Iain More (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To determine rejection or initiation of Amendment 70 to the Launceston Interim Planning Scheme 2015, change the zoning from Community Purpose Zone to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/1).

**PLANNING APPLICATION INFORMATION:**

Applicant: 6ty°  
Area of the Site: 10-16 Wellington Street, Launceston (CT133230/1)  
Existing Zone: Community Purpose  
Existing Use: Educational and Occasional Care  
Receipt Date: 9 October 2021

**RECOMMENDATION:**

That Council, pursuant to the former:

1. section 34(1)(b) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 70 to change the zoning from Community Purpose Zone to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/1).
  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, as shown below:
-





9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)

**Launceston Interim Planning Scheme 2015**  
**AMENDMENT 70**

Rezoning of 10-16 Wellington Street, Launceston from Community Purpose to Urban Mixed use

Amend the interim planning scheme maps as below:



Zoning  Urban Mixed use

THE COMMON SEAL  
of the City of  
Launceston was  
hereunto affixed in the  
presences of: -

Michael Stretton  
Chief Executive Officer

Date \_\_\_\_\_

Service Layer Credits:

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

3. section 38(1) of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.

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

**REPORT:**

**1. INTRODUCTION**

An application was lodged under section 33 of the former *Land Use Planning and Approvals Act 1993* (the Act), by 6ty° for an amendment to the Launceston Interim Planning Scheme 2015, to change of zoning from Community Purpose Zone to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/1).

The planning submission, titled *Planning Submission - Section 33 Application, Request for a Planning Scheme Amendment - TAFE Launceston Campus - 10-16 Wellington Street, Launceston*, prepared by 6ty°, dated 6 October 2021 is contained in Attachment 1.

This will be referred to as the *Planning Submission* throughout the report.

The *Launceston Interim Planning Scheme 2015* will be generally referred to as *the Scheme* in this report.

**2. ACT REQUIREMENTS**

The legislation allows for an amendment to the planning scheme under sections 32 and 33 of the *Land Use Planning and Approvals Act 1993*:

- (1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –*
  - (a) . . . . .
  - (b) . . . . .
  - (c) . . . . .
  - (d) . . . . .
  - (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

- (ea) must not conflict with the requirements of section 30O ; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

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

Section 20 also includes the following:

- (a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
- (b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
- (c) . . . . .*

The amendment must be decided under section 33(3) which reads:

- 33. Request for amendment of planning scheme*
- (3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.*
- (3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*
  - (a) initiate the amendment under section 34; and*
  - (b) certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.*

The matters which the Council must consider when making a decision whether to reject or exhibit the application are listed in sections 32 of the Act and are set out in detail under section 8 of this report.

Section 38 of the Act sets out that after making a decision on an application made under section 32 is to be publicly advertised for a period of 28 days:

- 38. Public exhibition of draft amendment*
- (1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in section 32, the planning authority must –*

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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- (a) cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and*
- (b) advertise, as prescribed, the exhibition of the draft amendment.*
- (2) If the period referred to in subsection (1)(a) includes any days on which the office of the planning authority is closed during normal business hours in that part of the State where the planning scheme to be amended applies, that period is to be extended by the number of those days.*

**3. SUBJECT SITE AND SURROUNDING USES**

The site is located at 10-16 Wellington Street, Launceston (CT133230/1) and is currently zoned Community Purpose.

The site is established, containing several two-storey buildings all previously utilised by TAFE Tasmania. The site contains car parking and is well vegetated. Being a corner lot on Wellington and Paterson Streets, pedestrian access is gained through both of these frontages, with vehicular access through Queen Victoria Museum and Art Gallery Road via Paterson Street. The site is fully connected into reticulated services.

The site is located within the Launceston Central Area, on the outskirts of the CBD, approximately 300m west of the City centre. Directly adjoining the property to the north is the Queen Victoria Museum and Art Gallery, to the west is Royal Park, to the south over Paterson Street is the former TAFE Tasmania campus which has recently sold and to the east is the commencement of the central business district containing a mix of uses such as housing, offices, accommodation, business, food services, retail and the fire station.

The site is located on the state and local heritage register and is surrounded almost entirely by other heritage listed places.

The following images outline the subject site aerial as well as its proximity to the Urban Mixed Use Zone.

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9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)



Figure 1 - Subject Site (Source: SAM)

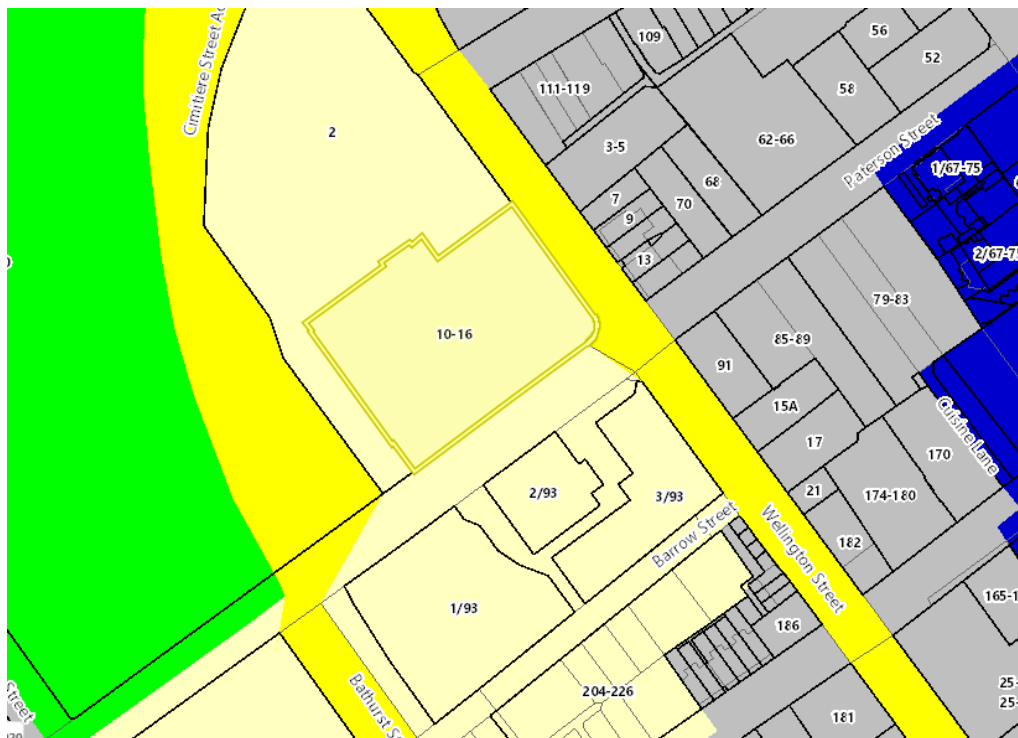


Figure 2 - Subject Site (highlighted) and its proximity to the surrounding Urban Mixed Use Zone (grey)

## **9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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The only overlays over the site are those of heritage nature.

### **4. EXISTING CONDITIONS ON SITE**

#### **4.1 Heritage Values**

The site is listed in the Local Historic Heritage Code under the Scheme and is a listed property on the Tasmanian Heritage Register.

#### **4.2 Scenic Values**

The subject site is not shown on the Scheme overlay maps as being within a scenic protection overlay or a scenic road corridor.

#### **4.3 Natural Values**

The subject site is not shown on the Scheme overlay maps as containing any natural values, being a fully developed urban lot.

#### **4.4 Land Capability**

The site is not located within a rural area and as such land capability is not relevant.

#### **4.5 Contamination**

The site is not listed as a contaminated site under the scheme.

### **5. ENVIRONMENTAL HAZARDS**

#### **5.1 Bushfire**

The subject site is not shown on the Scheme overlay maps as being within a bushfire prone area.

#### **5.2 Flood Hazard**

The subject site is not shown as being subject to a flood risk on the Scheme overlay maps.

#### **5.3 Landslip**

The site is not listed as being within a landslip area under the scheme.

### **6. PROPOSAL**

The proposal seeks to amend the Launceston Interim Planning Scheme 2015 (the scheme), by changing the zone from Community Purpose to Urban Mixed Use.

The site was previously owned by TasTAFE. However, a strategic decision was made to centralise the majority of the northern education and training offerings into the Alanvale campus and as such the subject site was sold. Accordingly, the site is no longer fit for purpose for an educational use. As a community use is no longer required within that area, it needs to be considered what the sites best value and use would be for the City.

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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In this instance, due to its proximity to the City and surrounding parklands, its best use is within another zone that would allow more a more robust and adaptive reuse of the site. In this instance the Urban Mixed Use zone is considered appropriate and is a logical step to ensure the site maximises its useability in a strategic context.

The new owner proposes to adaptively reuse the site for mixed residential, visitor accommodation, food service and hotel industry use. It is important to note that these changes are not proposed as part of this amendment, but will be subject to future development approvals should the change in zoning be adopted and subject to the provisions of the zone.

The majority of these uses are currently prohibited under the existing Community Purpose Zone and to ensure that these uses are able to occur over the site the Urban Mixed Use Zone is proposed.

**7. LANDOWNER CONSENT**

The land is owned by TasTAFE and consent was provided at time of lodgement.

**8. CONSIDERATIONS FOR AN AMENDMENT**

The relevant requirements of section 32(1) of the Act are outlined below:

*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*
- (ea) must not conflict with the requirements of section 300; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

**Response (e):**

Pursuant to section 32(1)(e) of the Act, the Council must be satisfied that the proposed amendment, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the Scheme applying to the adjacent area.

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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Any potential for land use conflict is dealt with under relevant provisions of the scheme. The change of zoning will allow new uses to occur over the site that were previously prohibited. However, due to the nature of these uses being not only permissible but encouraged within the Launceston Central Area, the potential for land use conflict is low. This is further encouraged by the surrounding land uses, being a community based museum, public park and educational uses.

The zoning change to allow new uses to occur will not conflict with the existing surrounding and adjacent area. It has been considered that the zoning will not impact on the amenity of adjoining and adjacent sites.

This is an area of Launceston where new active uses should be encouraged due to its proximity to the park and centre of town. The existing surrounding zoning and operating uses encourage new uses to occur, with the Urban Mixed Use Zone being a logical extension from the area over Wellington Street to the east.

***In regard to (ea), section 300 is considered in detail below:******300. 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.*
  - (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*
    - (b) the amendment does not revoke or amend an overriding local provision; and*
    - (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*
  - (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*
    - (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.*
  - (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*
-



**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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- (5) *Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –*
- (a) *taking an optional common provision out of the scheme; or*
  - (b) *taking the provision out of the scheme and replacing it with another optional common provision.*

**Response (ea):**

The amendment concerns a local provision of the Scheme. An assessment of the Northern Tasmania Regional Land Use Strategy (NTRLUS) dated June 2021 has been undertaken and it is considered to be consistent.

The amendment does not propose to modify, remove or insert a common provision. The proposed change of zoning is considered to be a local provision and is able to be amended under Division 2 or 2A.

The amendment must also consider the requirements of section 20(1) of the Act as set below:

- (1) *A relevant decision -marker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker –*
- (2)(a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme;*
- (b) *prepare the scheme in accordance with State Policies made under section 11 the State Policies and Projects Act 1993; and*
- (c) *.....*
- (d) *have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*
- (e) *have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

**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.***

**Response:**

The site does not contain any natural or physical resources, nor are there any ecological concerns. Therefore, the change in zoning will have no effect on natural or physical resources.

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## 9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)

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

**Response:**

The change in zoning will allow for underutilised site to allow for uses which are currently prohibited, within the context of the urban area of Launceston. The land is connected to all reticulated services, and will not impact on the sustainability of air, land or water.

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

**Response:**

The public will have the opportunity to comment on this proposal during the exhibition period which will run for 28 days, should the Council decide to exhibit the application. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.

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

**Response:**

The proposal is to change the zoning of the site to allow for adaptive reuse from a zone that no longer serves the needs of the site. The reuse of the site will allow for mixed residential, visitor accommodation, food service and hotel industry use.

All of these uses contribute to economic development. Residential will allow housing for Launceston residents, who will contribute to the economy through its key location next to the CBD. Visitor accommodation will encourage visitors to attend the site and visit and contribute to the local economy, again, in close proximity to the CBD. Food services and hotel uses will allow new businesses to operate from the site, both providing jobs and attracting people into central Launceston.

These new uses clearly meet the objectives set out in paragraphs (a), (b), and (c).

**(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.**

**Response:**

If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective. During the advertising period TasWater will also be notified of the proposal and will be able to make comment. The Tasmanian Heritage Council have been referred the application and provided a Notice of (no) Interest (Ref #6759 dated 16/11/2021) and is attached to this report.

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## 9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)

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### 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.***

***Response:***

The amendment is consistent with the objectives of the Northern Tasmania Regional Land Use Strategy, Greater Launceston Plan and the Launceston Residential Strategy 2009-2029 (LRS).

**(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.***

***Response:***

The application for the change of zoning of the current Interim Planning Scheme and specifically allows new uses to occur over the site which are currently prohibited. Prior to any use occurring the relevant provisions of the scheme must be met which may require a planning permit.

**(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.***

***Response:***

The effects on the natural environment have been considered, noting that there will be no change. All relevant codes addressing environmental considerations will still be applicable in any future development application.

**(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.***

***Response:***

The proposed amendment is consistent with the local, regional and state policies as assessed by this report.

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## 9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)

---

- (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.**

**Response:**

No other proposal is made as part of this application. Any change of use in the future will be required to address all relevant criteria within the scheme.

- (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.**

**Response:**

The amendment will facilitate an opportunity for a mixed use development including residential, visitor accommodation, food services, and hotel industry. All of these uses contribute to the health and wellbeing of Tasmanians and visitor alike by providing a pleasant and safe environment for people to stay and gather.

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

**Response:**

The site is listed as a local heritage place by the Tasmanian Heritage Council as well as the City of Launceston. As the proposal only seeks a change of zoning, there will be no impact on the aesthetic, architectural or historical interest or otherwise of special cultural value

- (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.**

**Response:**

The amendment in itself will not alter any public infrastructure or other assets. Consideration of servicing the site and any future development will occur during the assessment of any future proposal.

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

**Response:**

The site is not zoned Rural and therefore, land capability is not a factor in its assessment.

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## 9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)

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### 9 STATE POLICIES

#### 9.1 State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. As the site is located outside of 1km from the coast, this policy is not applicable.

#### 9.2 Protection of Agricultural Land 2009

This policy is not relevant as the site is not zoned Rural and is not for agricultural purposes.

#### 9.3 State Policy on *Water Quality Management* 1997

The provisions of this Policy area reflected in the E9.0 Water Quality Code in the planning scheme. The proposed site is outside of all triggers requiring assessment against this code or the policy.

#### 9.4 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 site is not listed as potentially contaminated and as the proposal is for a change of zoning, it is not considered the policy is relevant to the assessment of the application.

#### 9.5 City of Launceston Corporate Strategic Plan 2014-2024

The City of Launceston Corporate Strategic Plan 2014-2024 (LSP) is prepared under the *Local Government Act 1993* (Tas). The assessment of the application has had regard to the LSP and is generally consistent with the principles and goals, which are outlined below:

#### **A city where people choose to live**

Goal 2: To promote Launceston as a unique place to live, work and play.

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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***Response:***

The change of zoning that will make permissible residential use directly meets the goal of where people choose to live. This will ensure there is future opportunity for residential use to occur, at a time where residential use is highly sort after.

**A city that values its environment**

Goal 5: To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.

***Response:***

Development of the site will still be required to address the relevant clauses of the planning scheme that deal with natural hazards, noting that the site does not predominantly contain any natural hazards.

**A city building its future**

Goal 6: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.

***Response:***

The zoning amendment will ensure appropriate opportunities are present for new uses to occur over the site. It is considered the site is currently underutilised, especially given its proximity to the City. Any physical development will be required to address any requirements of the planning scheme through the planning application process.

**A city that stimulates economic activity and vibrancy**

Goal 7: To develop a strategic and dedicated approach to securing investment in Launceston.

***Response:***

The zoning will allow new uses to occur on site that are currently prohibited, including retail commercial and visitor accommodation. The potential for these new uses to occur on site will ensure there is opportunity for future investment in the City.

**A secure, accountable and responsive Organisation**

Goal 8: To communicate and engage consistently and effectively with our community and stakeholders.

- To seek and champion collaboration to address major issues for Northern Tasmania
  - To ensure decisions are made in a transparent and accountable way
  - To continue to meet our statutory obligations and deliver quality services
  - To continue to ensure the long-term sustainability of our Organisation
-

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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***Response:***

The proposed amendment will go through the appropriate mechanisms under the *Land Use Planning and Approvals Act 1993*, which includes active community and stakeholder consultation through the formal exhibition process, should it be initiated.

**9.6 Gas Pipelines Act 2000**

The gas pipeline is not available in proximity to the site. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed development.

**10. PLANNING STRATEGIES****10.1 Greater Launceston Plan**

The Greater Launceston Plan (GLP) is a community vision and evidence-based framework for the sustainable development of Launceston and its surrounds over the next 20 years and beyond.

The GLP is directed to achieve five principal outcomes for the participating Councils and broader communities they represent:

- *provide a unified vision and consistent policy framework to support prosperity and sustainable development for existing and future communities in the greater Launceston area;*
- *provide an overarching metropolitan regional framework to coordinate planning and development in the municipalities that together make up the greater Launceston area;*
- *provide a regional view of development priorities within the greater Launceston area;*
- *identify key city projects to be undertaken by the participating Councils which will act as a focus for new investment and sustainable development opportunities in the greater Launceston area;*
- *facilitate a consistent approach to the implementation of planning and development policy and initiatives within the greater Launceston area.*

It has been considered that the proposed change of zoning meets the objective of the plan. The change of zoning will allow new use to occur on a site that will support prosperity through new use by identifying an underutilised site that can positively contribute to the City.

**10.2 Launceston Interim Planning Scheme 2015**

There are 11 objectives of the current Interim Planning Scheme. Of these 11, two are relevant to the assessment of this amendment application.

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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**10.2.1 Maintaining Launceston as the business and commercial heart of the region*****Response:***

The subclause of this objective is retail, business, and employment centres. The zoning change will allow a future mix of residential, visitor accommodation, food service and hotel industry use to occur on site, uses that are currently prohibited. This is vital considering the sites close proximity to the town centre, and maintain the area as the commercial heart of the region.

**10.2.2 Managing growth for a changing population*****Response:***

The inclusion of residential use on the site will allow the opportunity for new forms of residential use and development to take place. The site is ideally located to allow for alternative forms of housing, and is easily accessible to community services and infrastructure.

**10.3 Launceston Residential Strategy 2009-2029 (LRS)**

The Launceston Residential Strategy 2009-2029 (LRS) provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 1 - Urban redevelopment for new houses in accessible locations.

The current zoning of the land is Community Purpose, which prohibits residential use. A change to the Urban Mixed Use zoning would allow residential development to occur through application. The site is within a fully serviced area.

The site is located within the Launceston Central Area as defined by the Regional Strategy, noted as the Principal Regional Activity Centre. The rezoning and location is considered to meet this tier, as it is within proximity to public transport and centre nodes, and is capable of achieving a mix of housing types and densities.

The current demand for residential lots has not been predicted by the strategy. However, projections for a high level growth scenario estimate a general population of 72,903 by 2024, whereas, the current population of Launceston, in 2021 is 80,916 according to the last census (Australian Bureau of Statistics, 2020). Accordingly, identifying underutilised and highly accessible development sites such as this that are fully serviced land accessible to identified centres, helps meet the requirements of the strategy.

For this reason the proposed change of zoning is considered to align to the strategic directions of the residential strategy.

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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**10.4 Northern Tasmania Regional Land Use Strategy (RLUS)**

The RLUS provides the strategic direction for the region (made up of eight municipal areas), over a 20 year time frame until 2032 and supports economic development and tourism activities. Part C of the RLUS defines four key strategic goals, being economic development, liveability, sustainability and strong governance.

The site is located within the Launceston Central Area, an urban growth area, within the regional framework. This land is within the developed urban settlement or in areas intended for urban development. G2.1.1 of the strategy identifies this area as:

- comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps G.1, G.2 and G.3;
- support reliable and effective transportation and reduce vehicle dependency;
- physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- promote cohesive communities;
- support a wide range of services and facilities;
- support access to existing or planned activity centres; and
- comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.

In order to ensure the above is considered, there are a number of policies and actions within the strategy. Relevant to this assessment:

- Regional Settlement Networks
- Housing Dwellings and Densities
- Integrated Land use and Transport
- Regional Infrastructure Network
- Regional Environment Policy

The Planning Submission has assessed the policies and actions relevant to the amendment in detail, referencing specialised reports and strategic information. The relevant policies and actions in the RLUS are detailed as follows:

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**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

**E2. Regional Settlement Network Policy  
E2.4 Specific Policies and Actions**

<b>Regional Settlement Networks</b>	
<p><b>RSN-P1</b> Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p><b>RSN-A1</b> Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p><b>RSN-A2</b> Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> <li>• Priority Consolidation Areas</li> <li>• Supporting Consolidation Areas</li> <li>• Growth Corridor</li> <li>• Future Investigation Areas.</li> </ul> <p><b>RSN-A3</b> Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.</p>
<p><b>RSN-P2</b> Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p>	<p><b>RSN-A4</b> Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p>

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

	<p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; <i>ageing in home</i> options should be provided.</p> <p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or <i>Brownfield</i> areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>
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**Response:**

The proposal is for a change of zoning that will allow new uses to occur on the site that are currently prohibited. The Urban Mixed Use zone will allow for residential use and development opportunities within the identified Urban Growth area. Being an established and built site, as well as its proximity to the City, new and alternative forms of residential types will be able to occur. The site is currently serviced by water, stormwater, and sewer, is within walking distance to the region's main activity centre, being the Launceston CBD and is within easy walking distance to transport routes. The change of zoning will encourage new urban residential expansion around the activity centre.

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

<b>Housing Dwellings and Densities</b>	
<p><b>RSN-P5</b> Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</p>	<p><b>RSN-A10</b> Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</p>
<p><b>RSN-P7</b> In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.</p>	<p><b>RSN-A12</b> Encourage well-designed new urban communities through detailed planning provisions.</p>

**Response:**

The site is located within a services area, and the change of zoning to Urban Mixed Use will ensure housing diversity on an appropriately located site in close proximity to the Principal Regional Activity Centre. New development and use changes will be subject to the provisions of the planning scheme, ensuring design is appropriately managed.

<b>Integrated Land use and Transport</b>	
<p><b>RSN-P8</b> New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p>	<p><b>RSN-A14</b> Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</p>

**Response:**

The site is within an existing growth area, with easy access to existing transport infrastructure. The amendment is deemed to be consistent with the policies and actions detailed in the above table.

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

<b>Residential Design</b>	
<p><b>RSN-P15</b> In established urban areas where an existing urban or heritage character study has been undertaken and adopted by the Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.</p> <p><b>RSN-P16</b> Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.</p>	<p><b>RSN-A17</b> Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.</p> <p><b>RSN-A18</b> Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.</p>

**Response:**

Whilst not a greenfield site, it can be considered to be infill due to its ability to accommodate higher residential density within an inner City area.

<b>Housing Affordability</b>	
<p><b>RSN-P20</b> Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</p>	<p><b>RSN-A19</b> Review the community needs for housing provision and affordability.</p>

**Response:**

Whilst any residential change of use will be subject to future development, the provision of a zone that will permit residential use to occur, in a variety of housing types and densities, is considered to be a positive step in ensuring sufficient housing supply and affordability.

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

<b>Regional Activity Centre Network Policy</b>	
<p><b>RAC-P1</b> Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</p>	<p><b>RAC-A1</b> Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</p> <p><b>RAC-A2</b> Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>
<p><b>RAC-P2</b> Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/precincts) recreational, arts and tourism activity for the region.</p>	<p><b>RAC-A3</b> Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that:</p> <ul style="list-style-type: none"> <li>• Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment;</li> <li>• Supports regional level retail investment in the CBD and inner city areas;</li> <li>• Complements the other higher order regional activity centres; and</li> <li>• Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area.</li> </ul>
<p><b>RAC-P10</b> Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy.</p>	<p><b>RAC-A13</b> Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</p> <p><b>RAC-A14</b> Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.</p>

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

<p>RAC-P13 Support effective access to a hierarchy of social facilities and amenities.</p>	<p>RAC-A16 Have regard to the location of activity centres relative to existing or proposed principal public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.</p>
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**Response:**

Launceston is considered to be the Principal Regional Activity Centre within the Regional Activity Centre hierarchy. As the site is within the Launceston Central Area, the change of zoning will contribute to this hierarchy. The new uses that will be able to occur on the site area considered beneficial and able to positively contribute to the region as a whole.

The site will allow the opportunity for higher density development to occur within the area, in close proximity to transport nodes and corridors. Being within the Urban Mixed Use zone will allow a range of mixed uses to occur that reflect the regional activity centre network. Being an existing underutilised site within the Launceston Central Area, it makes strategic sense to allow new active uses to occur.

**11. REFERRAL AGENCIES**

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

**12. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Assets	Comments provided.
Environmental Health	Comments provided.
Natural Environment	N/A
Heritage/Urban Design	Comments provided
Building and Plumbing	N/A

**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

REFERRAL	COMMENTS
<b>EXTERNAL</b>	
TasWater	Referral will occur if initiated.
State Growth	N/A
TasFire	N/A
Tasmanian Heritage Council	Notice of (no) Interest dated 16/11/2021.
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**13. CONCLUSION**

The current provisions of the scheme do not currently permit new uses to occur over the site that would benefit the City. The change of zoning will allow for mixed residential, visitor accommodation, food service, and hotel industry use, uses that are currently prohibited within the zone.

As previously discussed within this report, the site is no longer fit for an educational use. Therefore, it needs to be considered what the sites best value and use would be for the city and region as a whole. In this instance, due to its proximity to the city and surrounding parklands, changing the zoning to Urban Mixed Use would allow the site to be utilised in a supporting role for the City, and is considered to be an appropriate zone to allow adaptive reuse.

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

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

**ECONOMIC IMPACT:**

No significant economic impacts have been identified.

**ENVIRONMENTAL IMPACT:**

No significant environmental impacts have been identified.



**9.2 Amendment 70 - Change of Zoning From Community Purpose to Urban Mixed Use Zone at 10-16 Wellington Street, Launceston (CT133230/0) ...(Cont'd)**

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**SOCIAL IMPACT:**

No significant social impacts have been identified.

**STRATEGIC DOCUMENT REFERENCE:**

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

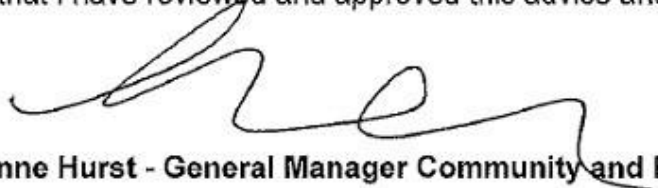
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

**ATTACHMENTS:**

1. Locality Map - Amendment 70 - 10-16 Wellington Street, Launceston (*electronically distributed*)
  2. Application Documents - Amendment 70 - 10-16 Wellington Street, Launceston (*electronically distributed*)
  3. Instrument to certify - Amendment 70 - 10-16 Wellington Street, Launceston (*electronically distributed*)
  4. Tasmanian Heritage Council - Notice of No Interest (Ref No. 6759 dated 16/11/2021) - 10-16 Wellington Street, Launceston (*electronically distributed*)
-

## 10 ANNOUNCEMENTS BY THE MAYOR

### 10.1 Mayor's Announcements

FILE NO: SF2375

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#### Thursday 2 December 2021

- Chaired the *City of Launceston* Annual General Meeting

#### Friday 3 December 2021

- Attended the *Blueline Laundry* annual staff awards
- Officiated at the *Tao Sublime* art launch

#### Saturday 4 December 2021

- Attended the *Launceston Competitions* thank you event

#### Sunday 5 December 2021

- Attended the *Inclusion and Wheelchair Football Day* at *Prospect High School*
- Officiated at the 10<sup>th</sup> anniversary celebrations for the *House of Prayer*

#### Monday 6 December 2021

- Attended the *Celebration of Success 2021* at *StudentWorks*

#### Tuesday 7 December 2021

- Attended the *Celebrate Christmas* event with the Premier and Tasmanian Liberal team
- Attended the *Glen Dhu Primary School* presentation evening

#### Wednesday 8 December 2021

- Conducted a private citizenship ceremony
- Attended the *Northern Suburbs Community Centre's* summer garden party
- Attended the *Hurricanes versus Sixers* at the University of Tasmania Stadium

#### Thursday 9 December 2021

- Attended the Northern Early Years Group *Where Can we Hear the Children's Voices* at Riverbend Park
  - Attended Jane Haley's farewell
-

## 10.1 Mayor's Announcements ...(Cont'd)

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### Friday 10 December 2021

- Officiated at the *Town and Gown* parade and graduation ceremony for the University of Tasmania graduands

### Sunday 12 December 2021

- Officiated at the closing ceremony of *Tutoring and Mentoring Programme* with the *Nepalese Society of Northern Tasmania*

### Tuesday 14 December 2021

- Attended the *Scotch College* Year 12 presentations

### Wednesday 15 December 2021

- Attended the 2021 grade six presentations at *Ravenswood Heights Primary School*
  - Attended the end of year function for *The Shed* at Rocherlea
  - Attend the launch of the *National Institute for Forest Products*
-

**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.)*

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**12.1.1 Councillors' Questions on Notice - Councillor T G Walker - Building Better Regions Fund - Council Meeting - 2 December 2021****FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following questions, asked at the Council Meeting on 2 December 2021 by Councillor T G Walker, have been answered by Mr Michael Stretton (Chief Executive Officer).

**Questions:**

1. Now, through a Federal Court ruling, that the Council does not have the landowner's permission to contribute that money towards a creative precinct, can the Chief Executive Officer advise when the money granted to the Council as part of the grant's process will be returned to the Federal Government?

**Response:**

*It would be premature to provide such advice to the Federal Government as there are still options being actively considered in respect to this matter, not least of which is the possibility of an appeal against the Federal Court ruling. The Council's Officers are in ongoing discussions and negotiations with the Federal Government around the Building Better Regions Funding (BBRF) and a decision will be made in respect to the BBRF grant once all options have been fully explored.*

*Just to clarify, the Deed Agreement, which would provide \$10m to the Council to support creative and cultural development within Launceston's CBD, has not been signed by Council and therefore the Council has not received any funds from the Federal Government in respect to the grant at this stage.*

2. As the Council no longer has the ability to plan for a bus interchange on the 41-43 Paterson Street site (Birchall's car park), what aspects of our transport and our City Strategy will be directly affected by the failure to build a bus interchange?

**Response:**

*As outlined in the response to Question 1., it would be premature to form this conclusion as there are still a range of options being considered in this matter.*

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**12.2 Questions Without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

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

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**13 COMMITTEE REPORTS****13.1 Tender Review Committee Meeting - 25 November 2021 and 9 December 2021****FILE NO:** SF0100/CD.032/2021/CD.018/2021**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

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**DECISION STATEMENT:**

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

**RECOMMENDATION:**

That Council notes the decision of the Tender Review Committee to:

1. accept the tender submitted by The Baker Group (Tas) Pty Ltd for the Cardigan Street Renewal, Contract Number CD.032/2021 for \$197,566.48 (exclusive of GST).
  2. accept the tenders submitted by the nominated suppliers for the Periodic Standing Contracts - January 2022 to June 2024, Contract Number CD.018/2021:
    - 2A Asphalt Works - Roads - Deray Contractors Pty Ltd, North Seal Pty Ltd, Fulton Hogan Construction Pty Ltd, Crossroads Civil Contracting Pty Ltd and Downer EDI Ltd.
    - 2B Asphalt Works - Footpaths - Deray Contractors Pty Ltd, Fulton Hogan Construction Pty Ltd, Crossroads Pty Ltd, North Seal Pty Ltd, Downer EDI Ltd and Maintain Contracting.
    - 3A Road and Footpath Works - Crossroads Civil Contracting Pty Ltd, Zanetto Contracting, The Baker Group (Tas) Pty Ltd and Maintain Contracting.
    - 3B Road and Footpath Works (isolated kerb works  $\leq$  30 lineal meters) - Zanetto Contracting, Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
    - 4A Kerb and Channel - Concrete works only - Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
    - 4B Kerb and Channel - Concrete works only (isolated works  $\leq$  30 lineal meters) - Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
  - 5 Traffic Islands - Crossroads Civil Contracting Pty Ltd, Deray Contractors Pty Ltd, Maintain Contracting and Streetwise Developments Pty Ltd.
  - 6A Drainage Works - Zanetto Contracting, The Baker Group (Tas) Pty Ltd, Crossroads Civil Contracting Pty Ltd and ProDig Earthworks Pty Ltd.
-

**13.1 Tender Review Committee Meeting - 25 November 2021 and 9 December 2021  
...(Cont'd)**

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- 6B Drainage Works - Isolated Works - Crossroads Civil Contracting Pty Ltd, Zanetto Contracting and Maintain Contracting.
  - 7 Landscape Works - Deray Contractors Pty Ltd, Zanetto Contracting, Crossroads Civil Contracting Pty Ltd, The Baker Group (Tas) Pty Ltd, ProDig Earthworks Pty Ltd and North Seal Pty Ltd.
  - 8 Pipe Cracking - Roadbore.
  - 9 Directional Drilling - Roadbore Pty Ltd, Maintain Contracting, Paneltec Pty Ltd and A J Water and Leak Detection.
  - 10 Pipe Lining - No candidate.
  - 11 Communications Conduit - The Baker Group (Tas) Pty Ltd, Maintain Contracting, Roadbore Pty Ltd and A J Water and Leak Detection.
  - 12 Line Marking - Supalux Linemarking and Statewide Line Marking.
  - 14 Service Investigation Works - Paneltec Pty Ltd and A J Water and Leak Detection.
- 

**REPORT:**

The Tender Review Committee Meeting, held on 25 November 2021, determined the following:

That the sum submitted by The Baker Group (Tas) Pty Ltd for the Cardigan Street Renewal, Contract Number CD.032/2021 for \$197,566.48 (exclusive of GST) be accepted.

The Tender Review Committee Meeting, held on 9 December 2021, determined the following:

That the tender sums submitted by the nominated suppliers for:

- 2A Asphalt Works - Roads - Deray Contractors Pty Ltd, North Seal Pty Ltd, Fulton Hogan Construction Pty Ltd, Crossroads Civil Contracting Pty Ltd and Downer EDI Ltd.
  - 2B Asphalt Works - Footpaths - Deray Contractors Pty Ltd, Fulton Hogan Construction Pty Ltd, Crossroads Pty Ltd, North Seal Pty Ltd, Downer EDI Ltd and Maintain Contracting.
  - 3A Road and Footpath Works - Crossroads Civil Contracting Pty Ltd, Zanetto Contracting, The Baker Group (Tas) Pty Ltd and Maintain Contracting.
  - 3B Road and Footpath Works (isolated kerb works  $\leq$  30 lineal meters) - Zanetto Contracting, Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
  - 4A Kerb and Channel - Concrete works only - Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
-



**13.1 Tender Review Committee Meeting - 25 November 2021 and 9 December 2021  
...(Cont'd)**

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- 4B Kerb and Channel - Concrete works only (isolated works ≤ 30 lineal meters) - Crossroads Civil Contracting Pty Ltd, ProDig Earthworks Pty Ltd and Maintain Contracting.
- 5 Traffic Islands - Crossroads Civil Contracting Pty Ltd, Deray Contractors Pty Ltd, Maintain Contracting and Streetwise Developments Pty Ltd.
- 6A Drainage Works - Zanetto Contracting, The Baker Group (Tas) Pty Ltd, Crossroads Civil Contracting Pty Ltd and ProDig Earthworks Pty Ltd.
- 6B Drainage Works - Isolated Works - Crossroads Civil Contracting Pty Ltd, Zanetto Contracting and Maintain Contracting.
- 7 Landscape Works - Deray Contractors Pty Ltd, Zanetto Contracting, Crossroads Civil Contracting Pty Ltd, The Baker Group (Tas) Pty Ltd, ProDig Earthworks Pty Ltd and North Seal Pty Ltd.
- 8 Pipe Cracking - Roadbore.
- 9 Directional Drilling - Roadbore Pty Ltd, Maintain Contracting, Paneltec Pty Ltd and A J Water and Leak Detection.
- 10 Pipe Lining - No candidate.
- 11 Communications Conduit - The Baker Group (Tas) Pty Ltd, Maintain Contracting, Roadbore Pty Ltd and A J Water and Leak Detection.
- 12 Line Marking - Supalux Linemarking and Statewide Line Marking.
- 14 Service Investigation Works - Paneltec Pty Ltd and A J Water and Leak Detection.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**13.1 Tender Review Committee Meeting - 25 November 2021 and 9 December 2021  
...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Louise Foster - General Manager Organisational Services Network**

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**13.2 Cataract Gorge Advisory Committee - 19 October 2021****FILE NO:** SF0839**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

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**DECISION STATEMENT:**

To receive and consider a report from the Cataract Gorge Reserve Advisory Committee Meeting held on 19 October 2021.

**RECOMMENDATION:**

That Council receives the report from the Cataract Gorge Reserve Advisory Committee Meeting held on 19 October 2021.

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**REPORT:**

The Cataract Gorge Reserve Advisory Committee held its Meeting on 19 October 2021 and considered the following:

1. Duck Reach Historical Group - Mr Gus Green and Mr Shane Deddington provided a presentation to the Committee regarding a State Government funded project for Duck Reach.
2. 2020-2025 Actions of the *Reimagining the Gorge Final Plan* - a review of the first five years of the *Reimagining the Gorge Final Plan* was provided.
3. Weed Priorities - a discussion of the issue of interim priorities relating to weed management in the Cataract Gorge were discussed.
4. *Paddle Tasmania* - the Chair, Councillor T G Walker, provided a summary of a submission from *Paddle Tasmania* relating to water release in the Cataract Gorge.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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## 13.2 Cataract Gorge Advisory Committee - 19 October 2021 ...(Cont'd)

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### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Area:

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

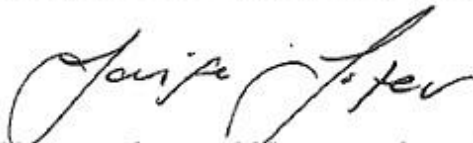
### BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



**Louise Foster - General Manager Organisational Services Network**

**13.3 Cultural Advisory Committee Meeting - 1 December 2021****FILE NO:** SF7357**AUTHOR:** Mengda Liu (Cultural Development Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To receive and consider a report from the Cultural Advisory Committee Meeting held 1 December 2021.

**RECOMMENDATION:**

That Council receives the report from the Cultural Advisory Committee Meeting held on 1 December 2021.

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**REPORT:**

The Meeting of the Cultural Advisory Committee was held on 1 December 2021, with a high level of enthusiasm and thoughtful engagement.

The Council's Deputy Mayor and Cultural Advisory Committee Chairperson, Councillor Danny Gibson, welcomed the Committee members and provided a brief outline of the Agenda for the Meeting. An Acknowledgement of Country was delivered by Cultural Advisory Committee Member, Denise Robinson. All members introduced themselves to the Committee and briefly described their interest in cultural development.

Significant discussion on the Cultural Strategy's strategic focus area 5 *Build and Extend Partnerships* was followed by a presentation on the development of the Implementation Framework of the City of Launceston's *Cultural Strategy 2020 - 2030* delivered by the City of Launceston's Cultural Place Development Officer, Mengda Liu.

The final Agenda Item was the call for nominations of members to the Public Art Advisory Panel in order to assist with assessing public art proposals. Cultural Advisory Committee Members, Helene Boyer, Denise Robinson and Dr Malcom Bywaters, were appointed.

The Chair closed the meeting and thanked everyone for attending.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

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**13.3 Cultural Advisory Committee Meeting - 1 December 2021 ...(Cont'd)**

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**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 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Area:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

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**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)

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

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**DECISION STATEMENT:**

To consider Council Workshops conducted since the last Council Meeting.

**RECOMMENDATION:**

That, pursuant to Regulation 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 9 and 16 December 2021:

**Rail Trail Car Park Proposal**

*Councillors discussed a proposal for the North East Rail Trail car park at the Lilydale Falls Reserve.*

**Update on Refined Place Brand Elements**

*Councillors discussed a presentation on the update of the refined creative elements of the Launceston Place Brand.*

**Civic Square Pavers and Brisbane Street Mall Redesign**

*Councillors discussed the proposed design elements of the Civic Square pavers and the Brisbane Street Mall.*

**Sustainability Action Plan - 2021-2030**

*Councillors provided feedback on the proposed sustainability actions for the City of Launceston.*

**Cityprom Working Group Review**

*Councillors received an update on the Cityprom Review and subsequent restructure project and discuss progress.*

**Budget Parameters 2022/2023**

*Councillors received an outline of the budget parameters for the 2022/2023 financial year.*

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

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**Fortescue Future Industries Green Hydrogen Proposal**

*Councillors received a presentation from Fortescue on the Fortescue Future Industries green hydrogen proposal.*

**Launceston City Heart Project**

*Councillors provided input into a discussion of the way forward with the Launceston City Heart Project, including two-way traffic implementation.*

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**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.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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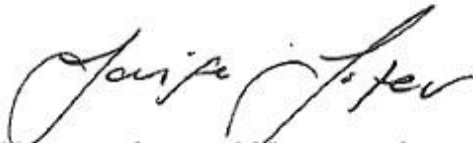
14.1 Council Workshop Report ...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Louise Foster - General Manager Organisational Services Network**

**15 NOTICES OF MOTION**

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

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

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**16 COMMUNITY AND PLACE NETWORK ITEMS****16.1 Relbia Feasibility Study Report - Final Recommendation****FILE NO:** SF6874**AUTHOR:** Anushka Gardiye (Graduate Planner Policy and Projects)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To consider the Relbia Study Final Report - Recommendations for endorsement.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 13 August 2020 - Relbia Feasibility Study

Council - 10 December 2020 - Agenda Item 16.1 - Relbia Feasibility Study Report

Workshop - 1 April 2021 - Post Consultation Briefing

Council - 3 June 2021 - Agenda Item 16.6 - Relbia Feasibility Study Report - Community Consultation

Workshop - 2 September 2021 - Community Consultation Findings and Project Recommendations

**RECOMMENDATION:**

That Council:

1. endorses the Relbia Feasibility Study Report - *Planning Together for the Future of Relbia Final Document* (ECM Doc Set ID 4650815) and the *Rural Design Guidelines* (ECM Doc Set ID 4650846).
  2. directs the Council's Officers to prepare an amendment to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme in order to implement the recommended preferred limited change outcome and the associated recommendations. The amendment is to be developed and initiated following the adoption of the Launceston Local Provisions Schedule.
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16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

REPORT:

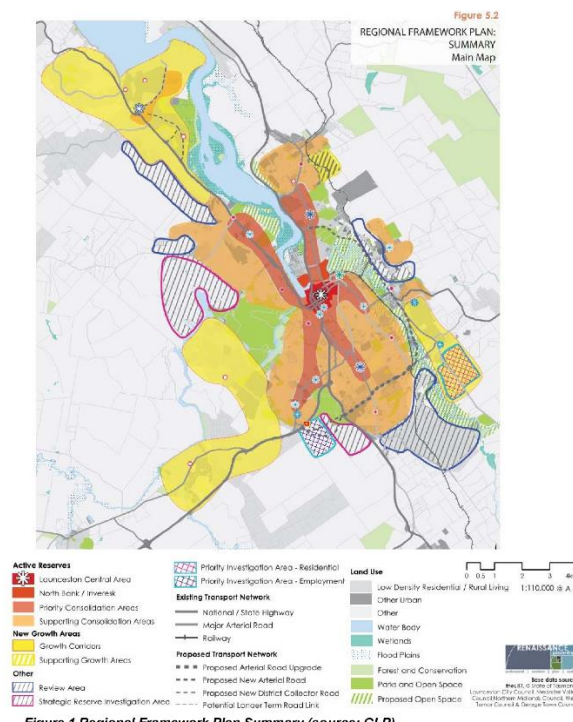
1. BACKGROUND

Relbia is a suburb located within the City of Launceston's municipal area and is one of the strategically important locations located within the municipal boundary. It is within close proximity to the City centre, Youngtown and Kings Meadows activity centres, the airport, and the future Waverley/St Leonards growth corridor. In addition, Relbia can be considered as an ideal location to enable the City to consolidate its existing urban areas.

Relbia is also identified in the Regional Land Use Strategy of Northern Tasmania (NRLUS) and the Greater Launceston Plan (GLP) as being a *Strategic Reserve Investigation Area*. That is, an area which is identified for initial strategic evaluation to assess its potential contribution to the future and longer-term development of the greater Launceston urban area, generally beyond 2036.

The GLP recommends that the City of Launceston *undertake a comprehensive strategic review of Relbia to investigate opportunities for restructure to facilitate a diversified residential area with high levels of amenity and a village centre.*

The purpose of this report is to provide a summary of community consultation findings and the project recommendations in relation to the draft document *Planning Together for the Future of Relbia - Consultation Draft 2020.*



## 16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

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### 2. INTRODUCTION

In 2019, Mesh Liveable Urban Communities (Mesh) was engaged by the City of Launceston to undertake a strategic review of the suburb of Relbia. The purpose of the review was to understand the opportunities available for the future growth of Relbia with the aim of retaining Relbia's existing unique qualities and characters as it is.

In July 2020, the *Relbia Feasibility Study Report* was delivered by Mesh and Council endorsed the *Relbia Feasibility Study Report* (consultation draft) for community consultation on 10 December 2020. The consultation period ran from 18 December 2020 to 12 February 2021. The original eight-week consultation period was extended until 26 February 2021.

During 2019 and prior to the release of the consultation draft, three workshops were conducted with members of the Relbia community. The findings from the workshops, which included diverse views about the future of Relbia and identification of three potential growth scenarios, were used to inform preparation of the draft feasibility report.

### 3. PLANNING TOGETHER FOR THE FUTURE OF RELBIA CONSULTATION DRAFT REPORT

#### 3.1 Key Findings

The key finding of the feasibility report is that Relbia does not contain the necessary structural and other pre-conditions to support a transition to a fully serviced urban area and that such the study revealed that, a significant transition would compromise the existing distinctive, low density rural living based character and the quality of Relbia.

This key finding was supported by the outcome of the layered technical analysis and the assessment which was undertaken to evaluate Relbia's capacity and *structural conditions* to support the growth and redevelopment.

*Unlike other towns that were once prosperous but fell into decline and have been able to be redeveloped over time by taking advantage of an older town grid (with associated open space and designated sites for a range of public purposes), it is clear that Relbia has only ever been designed and constructed with the intention of delivering an unserviced low density/rural living environment. What is equally clear is that the key site constraints, such as the alignment of the railway line for example have directly influenced the balance of the movement network and the pattern of development (Mesh Consultation Draft Report 2020, pg 23).*

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**16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)**

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Based on the key finding, an assessment was undertaken to determine whether the constraints could progressively be overcome to deliver the necessary structural conditions and the conclusion was that the study area is comprised with a series of interrelated and complex site conditions such as availability of watercourses and the associated floodplains, topography, irregular pattern of subdivision, vegetation and the alignment of the railway line have directly influenced the alignment and capacity of key access routes.

*The presence of the complex, interrelated site conditions along with the placement of the dwellings and other structures are the key defining characteristics of Relbia and their presence differentiates Relbia from the adjoining and nearby urban areas such as Youngtown.*

*The presence of these key defining elements are likely to compromise or have a direct influence on the ability to progressively overcome the limitations associated with the absence of a well-developed movement network, open space network and activity centre's network. It is also likely that broadscale subdivision in Relbia would compromise the character and composition of Relbia such that it would lose its positive point of difference when compared the adjoining and nearby suburbs. Maintenance of positive points of difference in relation to price and sense of place is considered to be a desirable aspect of any municipal housing framework.*

*In terms of those properties that theoretically have some potential to accommodate further subdivision, it is evident that there are a range of site specific and broader whole of Relbia considerations that need to be taken into account before allowing land to be subdivided under the existing controls and/or changing controls to allow more intensive subdivision of land (Mesh Consultation Draft Report 2020, pg 43).*

Therefore, the preferred approach was to limit significant redevelopment for urban purposes in order to preserve Relbia's unique low density/rural living environment character and its own landscape style.

**3.2 Change Scenarios**

Based on the Relbia feasibility study, three potential growth scenarios were identified including - *No Change*, *Limited Change* and *Substantial Change*, with a modified preferred *Limited Change* scenario put forward as the recommended option by Mesh:

**Option 1****No Change Scenario**

Maintain current zoning pattern and subdivision minimum of 4ha within the Rural Living Zone and 35ha within the Rural Resource Zone.

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## 16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

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### Option 2

#### **Limited Change Scenario**

Maintain current zoning pattern but with some adjustment to the subdivision minimums in certain locations.

### Option 3

#### **Substantial Change Scenario**

Identify precincts of land that could be rezoned to low density residential zone with maintenance of rural living land in between.

Considering all of the implications of the three scenarios, a modified version of the *Limited Change* scenario was recommended as it will offer an appropriate balance between allowing for some subdivision potential whilst not compromising the character of Relbia. A modified version of the *Limited Change* scenario will also allow for retention of the non-residential land uses (unless they choose to relocate) and allow for some existing residents to age in place in Relbia whilst enabling some limited subdivision potential into the future. The modified *Limited Change* scenario also accords with the expectation of the Greater Launceston Plan (GLP) to the extent that the modified *Limited Change* scenario provides for some subdivision potential that will contribute, to rather than detract from, Relbia as a lower density, lifestyle based community (*Mesh Consultation Draft Report 2020, pg 51, 52*).

The general finding was accompanied by a vision for Relbia and a preferred *Limited Change* scenario. The vision for Relbia is that:

*Relbia will be retained into the future as a rural living, lifestyle community. Relbia will be differentiated from other parts of the Launceston housing supply due to the presence of natural vegetation and wildlife, scenic character and views, larger lots and a sense of privacy. Existing and new non-residential land uses such as wineries will be encouraged to remain and new tourism and related uses will be supported where they contribute to the character and sense of place in Relbia. Where subdivision is supported it will be site responsive and new housing will be encouraged to incorporate excellence in design and environmental sustainability (Mesh Consultation Draft Report 2020, pg 54).*

### **3.3 Recommended Preferred Limited Change Scenario**

The preferred *Limited Change* scenario was identified following a detailed review of the capacity of each of the precincts (east, central and west) to accommodate limited change.

The recommended preferred *Limited Change* scenario for each of the precincts including the site analysis and potential development outcome plan are set out in the following:

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## 16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

### WEST PRECINCT

The overall West Precinct is considered as having some ability to accommodate limited change. The role of the West Precinct is the north-western gateway to Relbia.

Limited change in the West Precinct is recommended in the form of:

- > Reduction of the current subdivision minimum from 4ha to 2ha (W1,W2,W3,W4,W5 - Rural Living B);
- > Introduction of an averaging provision to encourage site responsive subdivision design; *(Note; two requirements are recommended. Firstly, the number of lots must not exceed the number of lots that is possible in accordance with the recommended subdivision minimum and secondly, a minimum lot size of 1ha will apply when the averaging provision is used. By way of example, if a 6ha parcel can accommodate three lots only under the averaging provision, then none of the lots can be smaller than 1ha);*
- > Potential consideration of rezoning of precinct W5 but only if the current non-residential land uses were to be relocated and all land owners are supportive of the rezoning and subject to demonstrated need for additional land supply. If the land within precinct W5 is considered for rezoning a 2ha subdivision minimum is recommended;
- > Site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- > Construction of contour responsive, rural standard internal streets and driveways; and
- > Introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (*Mesh Final Document 2021, pg 57*).



Figure 2: West Precinct - Recommended Planning Zones (Source: Mesh 2020)



## 16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

### CENTRAL PRECINCT

The role of the Central Precinct is the core of Relbia. The Central Precinct is assessed as having very limited ability to accommodate change in general.

Very limited change in the Central Precinct is recommended in the form of:

- > Reduction of the current subdivision minimum from 4ha to 1ha for Precinct C2 only (Rural Living A);
- > Retention of the 4ha subdivision minimum for the balance of the precinct;
- > Introduction of an averaging provision to encourage site responsive subdivision design (*Note; two requirements are recommended. Firstly, the number of lots must not exceed the number of lots that is possible in accordance with the recommended subdivision minimum and secondly, a minimum lot size of 1ha will apply when the averaging provision is used. By way of example, if a 6ha parcel can accommodate three lots only under the averaging provision, then none of the lots can be smaller than 1ha*);
- > Site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- > Construction of contour responsive, rural standard internal streets and driveways; and
- > Introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (*Mesh Final Document 2021, pg 61*).

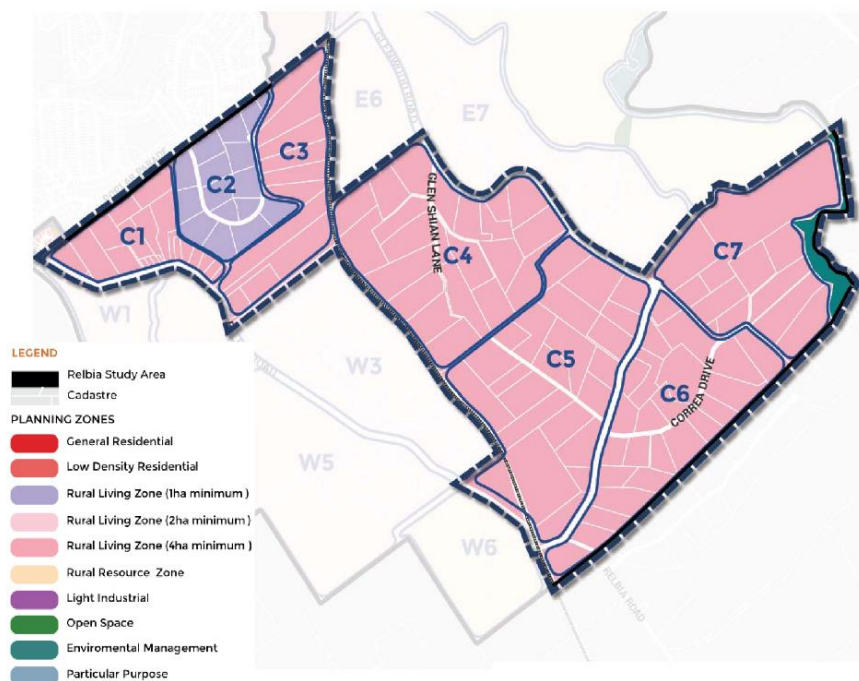


Figure 3: Central Precinct - Recommended Planning Zones (Source: Mesh 2020)

## 16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

### EAST PRECINCT

The role of the East Precinct is the eastern gateway of Relbia. The overall East Precinct is assessed as having some potential to accommodate limited change.

Limited change in the East Precinct is recommended in the form of:

- > Reduction of the current subdivision minimum from 4ha to 2ha for Precincts E6 and E7 only (Rural Living B);
- > Retention of the 4ha subdivision minimum for precincts E2, E3, E4 and E5;
- > Rezoning of precincts E2 and E4 to the Rural Living Zone with a 4ha subdivision minimum, subject to; Demonstration that access can be achieved the following:
  - management of the water way
  - response to land slip risk and;
  - subject to demonstrated need.
- > Introduction of an averaging provision to encourage site responsive subdivision design (*Note; two requirements are recommended. Firstly, the number of lots must not exceed the number of lots that is possible in accordance with the recommended subdivision minimum and secondly, a minimum lot size of 1ha will apply when the averaging provision is used. By way of example, if a 6ha parcel can accommodate three lots only under the averaging provision, then none of the lots can be smaller than 1ha*);
- > Site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- > Construction of contour responsive, rural standard internal streets and driveways; and
- > Introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (*Mesh Final Document 2021, pg 65*).

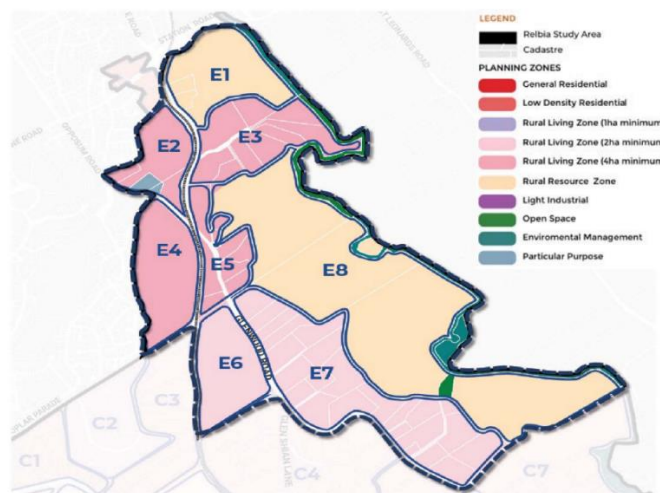


Figure 4: East Precinct - Recommended Planning Zones (Source: Mesh 2020)

16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

The recommended preferred *Limited Change* scenario for Relbia is recommended as it:

*Comprises an outcome that will achieve an appropriate balance between enabling limited change in suitable locations whilst at the same time retaining the unique character and quality of Relbia as a lifestyle based housing destination (Mesh Consultation Draft Report 2020, pg 67).*

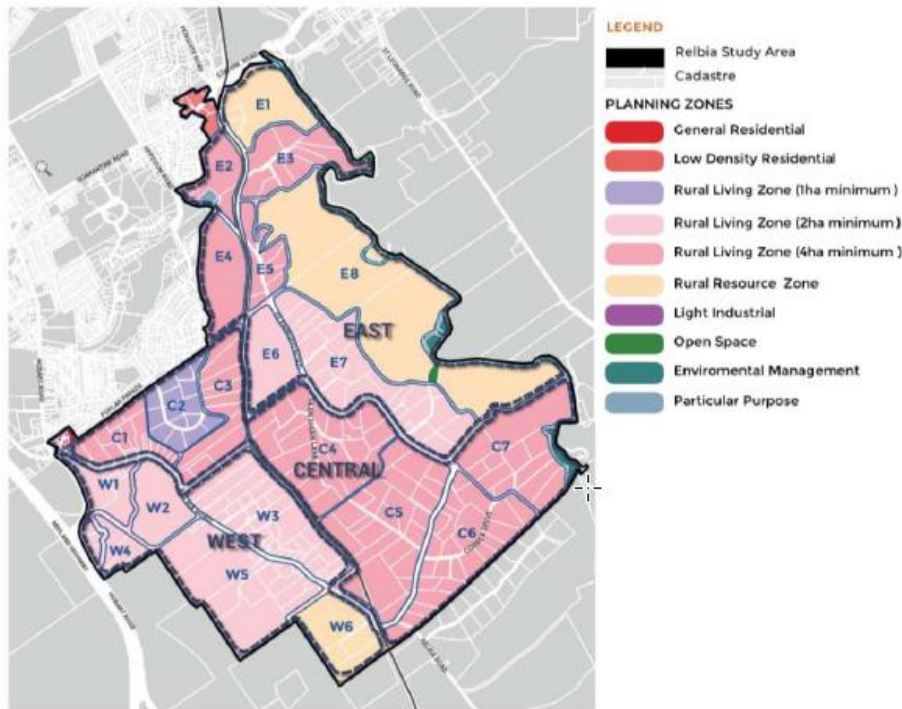


Figure 5: Preferred Limited Change Scenario - Recommended Planning Zones (Source: Mesh 2020)

A summary of key indicators in relation to the preferred *Limited Change* scenario are set out as follows:



Figure 6: Key Indicators - Preferred Limited Change Scenario (Source: Mesh 2020)

**16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)**

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**4. COMMUNITY CONSULTATION****4.1 Methods of Engagement**

At the beginning of the project, conducted a formal community consultation in the form of facilitated workshops with the Council before any technical analysis was undertaken. There were focussed themes for the workshops, such as what do you love about Relbia, does Relbia have capacity to support change and what should the vision for Relbia be both now and into the future?

The community based workshops were followed up with other forms of engagement including:

- > Personally addressed letters to landowners enclosing a survey, summary brochure and a self-addressed/reply-paid envelope. Letters were lodged with Australia Post on 17 December 2020 and landowners would have begun to receive their letters the following week. It was identified in early January 2021 that an error had occurred during the mail merge process, so approximately 70 letters were resent to landowners. The resent letters were lodged with Australia Post on 14 January 2021.
- > *Your Voice Your Launceston* platform - Feasibility Report, Summary Brochure, survey; and
- > City of Launceston Official Facebook posts on 22 December 2020 and 18 January 2021.

In line with the consultation process, a letter was sent to landowners in the study area including common Questions and Answers to issues raised during the community consultation period. This letter was sent out from the Chief Executive Officer in early March 2021.

*Note: At the final stages of the project, it was identified that a submission submitted to the Council by a resident of the study area had not reached the project team and was referred to Mesh on the 15 October 2021 for their consideration. Based on the recommendations of the broader review and the limited justification that is provided within the submission, Mesh did not recommend the submission to result in any amendments to the report findings.*

**4.2 Consultation Summary**

As noted above, the project commenced with the facilitated community consultation sessions that were intentionally conducted before the technical assessment of the project (the results of which are set out in the draft report and in a consultation findings summary document). These consultation sessions discovered that there are relatively diverse views about the Relbia's ability to accommodate changes and the future of Relbia.














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16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)

In addition, the community workshops revealed that the community was generally aligned in terms of opposition to intensive redevelopment of land for typical urban purposes (*Significant Change*). In response to the question, what do you love about Relbia, community members identified the following themes:

- nature vegetation and wildlife.
- scenic character and views.
- larger lots and sense of privacy.
- rural lifestyle and ambiance.
- quiet country roads and trails.
- proximity to the CBD and airport.
- peaceful, safe and family focused.
- agriculture, farming and vineyards.

The community preference was to preserve the rural character and lifestyle of Relbia now and into the future and identified that it would be achieved through the following actions:

Preserve the rural character and lifestyle of Relbia now and into the future.	
 Protect natural features, flora and fauna.	 Maintain larger lots along Relbia Road and Hobart Road to protect the scenic character and long views to undulating hills and vineyards.
 Protect roads & land uses to ensure scenic and rural character are maintained.	 Maintain quiet roads by not generating more traffic.
 Manage the number of homes visible along Relbia Road + Glenwood Road.	 Improve connectivity for pedestrians, cyclists and equestrian riders.
 Maintain larger lots and setbacks to ensure appropriate separation of dwellings.	 Improve public access to North Esk River, water holes and other recreation areas.
 Protect vehicle travel speeds along key routes to and from the CBD and airport.	 Maintain the rural setting and natural values, contributing to a child and family-friendly lifestyle.
 Protect ability to farm land appropriate for agriculture and vineyards.	 Maintain ability to subdivide lots for retirement / next generation.
	 Support low-impact and sympathetic tourism-based enterprises.

(Source: Mesh 2020)

Following the initial community consultation workshops in July 2020, the *Relbia Feasibility Study Report* (consultation draft) was delivered by Mesh with the recommendations and the Council released the report for community consultation on 10 December 2020. The consultation period ran from 18 December 2020 to 26 February 2021. In terms of reference to the change scenarios, the following percentage of responses were received during the community consultation phase of the project:

- Representations for the preferred *Limited Change* scenario - 23%
- Representations for the *No Change* scenario - 74%
- Representations for the *Significant Change* scenario - 3%

**16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)**

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Based on the content of the lodged submissions which are summarised by key themes as follows:

- > adverse impact on rural lifestyle and character of the area;
- > traffic congestion and safety concerns;
- > preferred *Limited Change* scenario would exceed the capacity of the infrastructure;
- > concern about the misleading wording and presentation of *No Change* and *Limited Change* options; and
- > generally not supportive of lot sizes below 4ha.

**4.3 Response to Submissions**

Mesh has provided their comments on each of the themes that have been raised in the lodged submissions and is included in the attachments (Attachment 4).

**5. CONCLUSION**

*Planning Together for the Future of Relbia* was a comprehensive study which comprised with a significant community involvement and a detailed assessment of complex site conditions.

The feasibility study determined that the study area has no capacity to accommodate significant change due to the existing structural constraints in the area and this was supported by the layered technical analysis and the community consultation findings. It was suggested that the significant change would cause for undesirable impacts on the character and quality of Relbia and it would have an adverse impact on the existing infrastructure capacity which has not been designed to accommodate significant change and there are constraints to its upgrade. A *Limited Change* outcome is the preferred direction for the future of Relbia which will not compromise the character and the aspects of Relbia that the community value. The recommended design and siting guidelines and other recommendations will provide the required future guidance to achieve the preferred outcome of the strategy and will ensure that the community's expectations can be met with confidence.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

Regional Land Use Strategy of Northern Tasmania

Greater Launceston Plan

Launceston Interim Planning Scheme 2015

*Land Use Planning and Approvals Act 1993*

*Local Government Act 1993 (Tas)*

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

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**16.1 Relbia Feasibility Study Report - Final Recommendation ...(Cont'd)**

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**ATTACHMENTS:**

1. *Planning Together for the Future of Relbia - Final Report and Recommendations by Mesh, October 2021 (electronically distributed)*
  2. *Appendices to the Report by Mesh, October 2020 (electronically distributed)*
  3. *Rural Design Guidelines by Mesh, Version 1, October 2021 (electronically distributed)*
  4. *Assessment and comments provided by mesh for the key themes raised during the public consultation period (electronically distributed)*
-



## 16.2 Special Event Sponsorship - 2021/2022

**FILE NO:** SF5892

**AUTHOR:** Stephanie Berns (Grants and Sponsorship Officer)

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

### DECISION STATEMENT:

To consider Special Event Sponsorship for *Party in the Apocalypse Pt. 1*.

### PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

### RECOMMENDATION:

That Council:

1. approves the following Special Event Sponsorship application to receive the recommended sponsorship amount of \$20,000 as detailed below:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Vibestown Productions Pty Ltd	<i>Party in the Apocalypse Pt. 1</i>	84%	\$30,000	\$20,000	\$20,000
<b>Total</b>			<b>\$30,000</b>	<b>\$20,000</b>	<b>\$20,000</b>

2. allocates \$15,000 from the 2021/2022 Major Event Sponsorship Budget to fund the sponsorship.

### REPORT:

*Party in the Apocalypse Pt. 1* (PITA) is the pop-up, urban rendition of the renowned *Party in the Paddock* (PITP). The notorious PITP spanned close to a decade and became a staple for many young festival-goers across the country. Now, within the current COVID-19 climate for events and festivals, it is opportune to bring back the essence of the well-loved party to Tasmania once again. In a true Vibestown manner, restrictions are being taken into consideration whilst pairing them alongside the core values and ethos of community, culture, arts and environmental sustainability. This two-day festival is bringing some of the nation's best live acts to the State for an urban celebration to remember.

## 16.2 Special Event Sponsorship - 2021/2022 ...(Cont'd)

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### Assessment Criteria

The Events Sponsorship Assessment Panel assessed the application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendation.

**Participation** - Enables social connections to take place within the community, including volunteering and participation opportunities.

**Creativity and Innovation** - Encourages and supports creativity, innovation and local talent.

**Community Spirit** - Building community spirit, pride and a sense of place.

**Economic** - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

**Tourism and profile** - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

**Asset Usage** - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

The normal distribution of funds (according to score) is as follows:

81-100%	=	100% of requested funds
61-80%	=	75% of requested funds
50-60%	=	50% of requested funds
<50%	=	No funding provided

### Assessed Figure

The Events Sponsorship Assessment Panel determined to assess *Party in the Apocalypse Pt. 1* event application at \$20,000 rather than the \$30,000 requested. This decision from the Events Sponsorship Assessment Panel was based on accepted precedence set from previous funding requests for past *Party in the Paddock* and *The Basin Concert* events.

### ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community.

### ENVIRONMENTAL IMPACT:

Approval of the recommended event sponsorship funding will have minimal impact on the environment.

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## 16.2 Special Event Sponsorship - 2021/2022 ...(Cont'd)

### SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for the community.

### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

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.

### BUDGET & FINANCIAL ASPECTS:

Event	Budget	Pre-committed	\$Recom	Balance
2021/2022 Special Events Budget	\$70,000	\$65,000	\$20,000	-\$15,000
2021/2022 Major Event Budget	\$210,000	\$194,850	-\$15,000*	\$150

\* *Reallocation of \$15,000 from the 2021/2022 Major Event Sponsorship Budget to the Special Event Sponsorship Budget to fund recommended shortfall.*

2021/2022 Special Events Budget (Remaining)	\$0
2021/2022 Major Event Sponsorship Budget (Remaining)	\$150

The available 2021/2022 Special Events Sponsorship Budget is \$5,000. Should the recommendation of \$20,000 for the *Party in the Apocalypse Pt. 1* event be approved, there will be a \$15,000 shortfall.

## 16.2 Special Event Sponsorship - 2021/2022 ...(Cont'd)

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It is recommended to utilise \$15,000 from the 2021/2022 Major Event Sponsorship Budget to supplement the 2021/2022 Special Events Sponsorship budget, resulting in sufficient funding for the recommended Special Event.

It has been recommended to use a portion of the 2021/2022 Major Event Sponsorship Budget as this budget is has not been fully expended with no more funding rounds for the 2021/2022 financial year.

### **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**

**16.3 Place Brand Policy (07-PI-012)****FILE NO:** SF7206**AUTHOR:** Tracey Mallett (Manager Liveable Communities)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To consider the City of Launceston's Place Brand Policy (07-PI-012).

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 7 May 2018 - Place Brand DNA

Workshop - 14 Feb 2019 - Launceston Brand Development - Update

Workshop - 2 May 2019 - Launceston Brand Development - Next Steps

Workshop - 7 November 2019 - Launceston Brand Development - Brand Framework

Workshop - 27 August 2020 - Implementation of Launceston's Brand Work

Workshop - 18 February 2021 - Place Brand Concept Finalisation

Workshop - 19 August 2021 - Launceston Place Brand Presentation

Workshop - 21 October 2021 - Launceston Place Brand Implementation Update

Workshop - 11 November 2021 - Proposed Launceston Place Brand Policy

Workshop - 9 December 2021 - Update on Refined Place Brand Elements

**RECOMMENDATION:**

That Council adopts the Place Brand Policy (07-PI-012) (ECM Document Set ID 4651487).

***Place Brand Policy******PURPOSE***

This policy outlines the key principles of the Launceston Place Brand and associated resources and measures.

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**16.3 Place Brand Policy (07-PI-012) ...(Cont'd)**

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**SCOPE**

This policy applies to the purpose and positioning of the Launceston Place Brand. This policy does not apply to use of the City of Launceston's Corporate Brand.

**POLICY**

The Launceston Place Brand is a unifying cultural expression that celebrates the unique attributes, experience and sentiment of Launceston as a place. Developed from extensive research and engagement with a diverse group of stakeholders and the community, the Place Brand provides a compelling, authentic Launceston narrative that will be supported by dynamic assets.

The Place Brand aims to elevate Launceston's profile as an exceptional place filled with character and distinct stories in order to boost local pride, drive visitation, increase investment and stimulate inward migration.

The City of Launceston will encourage use of the Launceston Place Brand to:

- present a unified and authentic position when describing Launceston.
- ensure communication and promotional materials positioning Launceston as a destination are high quality and consistent.
- elevate current destination messaging and marketing of Launceston.
- promote and strengthen pride of place.
- create inspiration and aspiration about Launceston.

**PRINCIPLES**

In addition to the Council's Organisational Values, the following principles will guide implementation of the Launceston Place Brand:

- *The Undercurrent* is the foundation concept of the Launceston Place Brand. While various elements of the Place Brand will change according to stakeholder needs over time, the foundation concept will be maintained;
  - The Place Brand assets will reflect the cultural heritage of our place, our people, our stories and the wider Launceston community;
  - The Launceston Place Brand increases community awareness and appreciation of our City attributes;
  - The Launceston Place Brand's digital assets will be accessible to all members of the community;
  - Implementation will be inclusive and transparent;
  - Tasmanian Aboriginal history and culture is considered in implementation;
  - The City of Launceston has led the development of the Place Brand and can provide support around usage, however, the brand is designed to be independently accessed and used by the community;
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**16.3 Place Brand Policy (07-PI-012) ...(Cont'd)**

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- The Launceston Place Brand is a creative expression of the story, character, culture and sentiment of Launceston as a place, and sits in parallel with the City of Launceston's Corporate Brand, which promotes the initiatives, projects, and services of the City of Launceston.
- The success of the Place Brand will be regularly measured through analytics, sentiment analysis, uptake requests and enquires.

***ROLES AND RESPONSIBILITIES******THE CITY OF LAUNCESTON***

The City of Launceston has developed the Launceston Place Brand in consultation with community and will drive implementation and ongoing management of the asset suite. The City of Launceston will identify internal and external opportunities to apply the Place Brand and will provide support to stakeholders seeking to use the brand.

***CO-BRANDING OF LAUNCESTON PLACE BRAND AND CITY OF LAUNCESTON CORPORATE BRAND***

The Corporate Brand is representative of the entire organisation and its various activities, services, decisions and its role as local government. The Place Brand is a specialty brand representative of the sense of Greater Launceston and stretches beyond municipal boundaries. The Place Brand is applicable to the economic, social and cultural development and promotion of the City and can be used in conjunction with partners, initiatives and projects with similar ambitions. However, there are many identified opportunities in which the Corporate and Place brands can be applied together.

***OTHER INSTITUTIONS/ORGANISATIONS AND COMMUNITY GROUPS***

Stakeholders across the community from sectors including small business, education, community groups and individuals have helped develop the Launceston Place Brand. The City of Launceston will continue to actively build relationships to share information and increase consistent usage of the Launceston Place Brand.

***SMALL BUSINESS OPERATORS***

The private sector, especially small business operators, is strongly encouraged to take advantage of the Launceston Place Brand to assist with their marketing.

***RELATED POLICIES AND PROCEDURES***

05-PI-022 Media and Communications Policy  
City of Launceston Corporate Brand Guidelines  
City of Launceston Place Brand Guidelines TBC

***RELATED LEGISLATION***

*Local Government Act 1999 (Tas)*

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## 16.3 Place Brand Policy (07-PI-012) ...(Cont'd)

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### **REFERENCES**

City of Launceston Tourism Plan 2018 - 2022

### **DEFINITIONS**

The Place Brand is based on a concept called *The Undercurrent*, which summarises the authentic story of Launceston as developed from extensive community consultation and research. It is a distillation of what locals already say - the things locals proudly talk about when they talk about Launceston, or colloquially *Launnie*.

The concept will inform a Place Brand narrative, wordmark, colour palette, art direction, illustrations and font.

There are innumerable touchpoints the Place Brand could serve including, but not limited to, destination and product marketing, grant applications, award submissions, investment pitches, promotional marketing, recruitment campaigns, business prospectus' and cultural engagement opportunities.

**Wordmark:** the wordmark is a bespoke visual symbol of the Place Brand. The wordmark could also be referred to as a logo.

**Narrative:** the narrative is a summary of Launceston's history, character and experiences, as uncovered through community consultation and written in the tone and spirit of the Place Brand. In short, the narrative is the local story, also known as *Launnie's* story.

**Assets** an asset is anything used to promote this place brand such as photographs, wordmark, video, illustrations, merchandise and printed guides.

**Art Direction:** the art direction is the way the Place Brand is presented in order to achieve a certain aesthetic, quality and consistency.

### **REVIEW**

This policy will be reviewed within four years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

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### **REPORT:**

There has been a long history of strategic plans that have professed the need for a place brand for the whole of Launceston. Various marketing campaigns have produced some excellent short terms campaigns about Launceston in the past but nothing enduring, authentic, evidence based or more widely applicable than tourism.

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**16.3 Place Brand Policy (07-PI-012) ...(Cont'd)**

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In 2018 the Council committed to undertaking research to uncover the identity of Launceston, as the first step of developing a Place Brand. *Destination Think!* was engaged on the back of their worldwide reputation for developing a place's DNA. *Destination Think!* conducted many workshops with stakeholders across Launceston, engaged approximately 800 residents via survey and analysed more than 2.9m online conversations about Launceston that measure how Launceston was perceived and how the place projected itself. This determined the key themes about Launceston which included heritage, produce, wineries, nature, the rivers and waterways.

In May 2020, *For The People* was engaged to develop the creative elements that will be used to implement the Launceston Place Brand. *For The People* used the Place DNA evidence as the core of their work and expanded on this by further consultation, ground truthing and workshopping with a very wide cohort of stakeholders.

As the creative elements have been developed, they have continually been workshopped with the same broad cohort of stakeholders and many iterations have evolved.

The City of Launceston's Place Brand Policy was developed to outline the key principles of the Launceston Place Brand and associated resources and measures. Recognising that the creative elements may change and adapt depending on usage, evolution of the place, the Policy sits above all of this to support the unifying cultural expressions regardless of the creative implementation.

The fundamental core of the Launceston Place Brand is the narrative. There are versions in various lengths, dependant on the story to tell. It starts with the destination pitch:

*Welcome to Launceston.*

*The meeting place of three waterways, our beautiful valley has been a cultural hub and gastronomic centre for more than two thousand generations.*

*The first to love this land were the Tasmanian Aboriginal people, who have one of the oldest continuing cultures in the world. Today, around 110,000 people call Launnie home. There are no tourists here - just locals and temporary locals still discovering their true north.*

*Our City is human scale. A series of green and wild spaces linked by heritage streetscapes and thoughtful adaptations. A real blend of old-world and new, tradition and innovation. We've honed our craft and aren't scared to experiment either - there's always something exciting bubbling away.*

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**16.3 Place Brand Policy (07-PI-012) ...(Cont'd)**

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*Our natural and built heritage, food, wine (and spirit) have drawn together a diverse community of makers, artisans, storytellers and nature lovers from all over the world. Culture takes many forms, and we've made life's simple pleasures an art.*

*We aren't much into big-city swagger, but you'll find plenty of charm. Our close-knit community always has time for people, time to connect. Here, the farm gate is the local store, nature is our playground, and the cellar never runs dry.*

*The table is set, the company is excellent, and all we're really missing now is you.*

**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 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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**16.3 Place Brand Policy (07-PI-012) ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

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**17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS**

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

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**18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS****18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay****FILE NO:** SF1445**AUTHOR:** Robert Bujnowski (Properties and Legal Officer)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

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**DECISION STATEMENT:**

To consider the closure of a section of a highway consisting of 488m<sup>2</sup> of a road lot at the corner of Nairana and Forster Streets, Invermay and once closed, the subsequent sale of that portion of land via an Expressions of Interest process.

*This decision requires an absolute majority of Council.*

**PREVIOUS COUNCIL CONSIDERATION:**

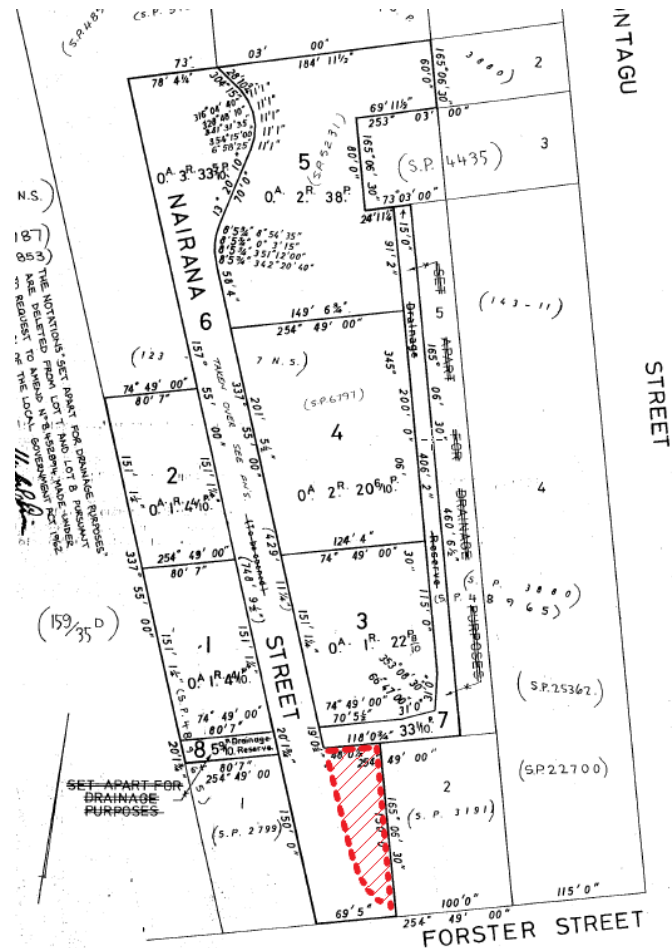
Workshop - 30 September 2021 - Sale of Council Land - 108 Forster Street, Invermay

**RECOMMENDATION:**

That Council:

1. decides, pursuant to section 14 of the *Local Government (Highways) Act 1982* (Tas), to effect a highway closure of an approximately 488m<sup>2</sup> section of a road lot comprised in Certificate of Title Volume 65360 Folio 6 located at the corner of Nairana and Forster Streets, Invermay due to lack of use of that portion of land as a highway, the subject land shown in the hatched area below:
-

18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ... (Cont'd)



2. decides, by absolute majority pursuant to section 177 of the *Local Government Act 1993* (Tas), that upon effecting the highway closure of the area of land referred to in Recommendation 1., to sell that section of land by a public Expressions of Interest process whereby the purchase price be greater than the total sum of the following:
  - (a) the valuation amount in accordance with independent valuation advice obtained by the Council;
  - (b) \$1,200.00 plus GST for the costs associated with publicly advertising the local highway closure as referred to in Recommendation 1.;
  - (c) \$1,375.00 plus GST for the costs associated with the Council obtaining a valuation report as required by section 177 of the *Local Government Act 1993* (Tas);
  - (d) \$2,700.00 plus GST as the Council fee for officer time involved in the disposal of an interest in land;
  - (e) the Council's out-of-pocket costs associated with the survey and subdivision of the land; and
  - (f) \$3,000.00 plus GST for the approximate costs associated with publicly advertising the expression of interest process.

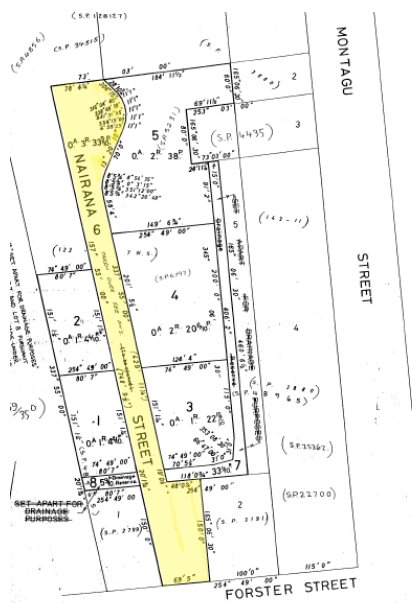
**18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ... (Cont'd)**

3. requests the Chief Executive Officer to do all things and exercise all functions and/or powers necessary with respect to Recommendations 1. and 2. in order that:
  - (a) public notice of the highway closure is provided in accordance with section 14 of the *Local Government (Highways) Act 1982* (Tas);
  - (b) an Expressions of Interest process is reasonably advertised to give both the adjoining owners as well as members of the public an opportunity to participate; and
  - (c) any prospective contract of sale is made subject to a condition precedent that the Council effects the subdivision of the relevant section of the Council's land prior to the completion of the contract.
  
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).

**REPORT:**

The Council has received an expression of interest from a local business owner located in Invermay indicating a desire to purchase an area of the Council's land adjoining their commercial property on Forster Street.

The subject area of land consists of approximately 488m<sup>2</sup> of a road lot at the corner of Nairana and Forster Streets, Invermay. An extract of the sealed plan showing the entire road lot which forms Nairana Road (lot 6) is shown in the extract below:



## 18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ... (Cont'd)

A sketch of the proposed 488m<sup>2</sup> section of land proposed to be closed as a highway is shown below:



The subject 488m<sup>2</sup> section of the street does not currently serve as part of the made road, nor does it contain a public footway. However, a portion of land adjoining Nairana Street, as well as a corner splay at the corner of Nairana and Foster Streets would be withheld from the sale to allow the Council to construct an additional footway in the future if that becomes desirable.

The subject land is relatively narrow (approximately 14m in width at the far end) and is generally level in contour. The land is currently vacant and laid to grass only, with formed concrete kerbs and gutters between the subject land parcel and the existing road carriageway of Nairana Street as shown below:





## **18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ... (Cont'd)**

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The Council's Officers have not identified a public use or future public function for the subject land. The Council is, therefore, considering closing that section of the road lot as a highway and upon effecting such closure, making that section of land available for purchase by an expressions of interest process open to the public.

### **Highway Closure**

The subject road lot contains the notation *street* on a sealed plan. Section 95 of the *Local Government (Building And Miscellaneous Provisions) Act 1993* (Tas) provides that any land which is shown on a sealed plan as a street is taken to be dedicated to, and accepted by, the public. As such the section of land will require a highway closure prior to being sold.

The Council may effect a highway closure pursuant to section 14 of the *Local Government (Highways) Act 1982* (Tas) if, in the opinion of the Council, a part of a local highway should be closed for the public benefit because of lack of use.

The legislative requirements for notice of a highway closure include notices being given:

- (a) to each of the owners and occupiers affected;
- (b) to the Transport Commission;
- (c) in a prominent position at each end of the highway; and
- (d) in two separate issues of a local newspaper circulating in the municipality in which the highway is situated.

Both the highway closure and disposal of an interest in land are included in one agenda item for the sake of administrative expediency. However, the proposed sales process as outlined in the recommendations will only be able to take place if the highway closure is effected by the Council.

### **Zoning**

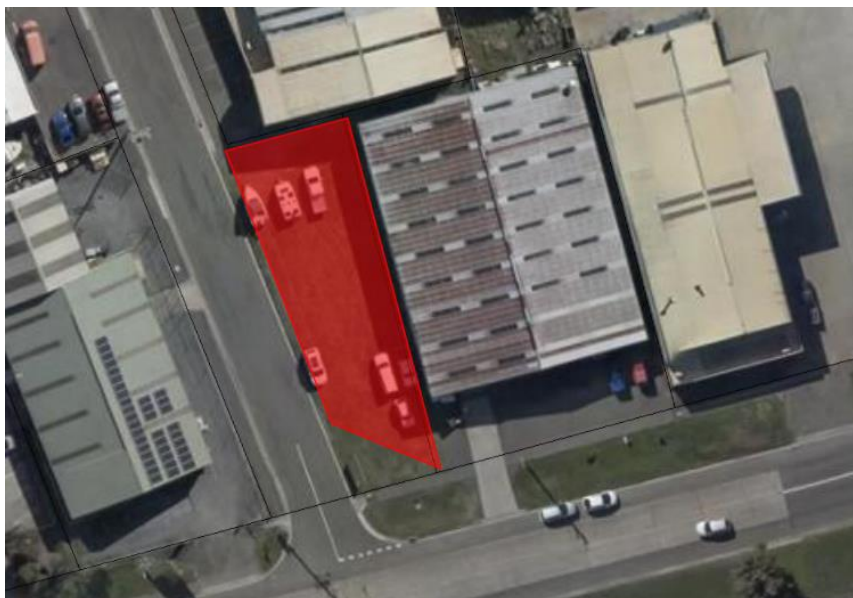
The subject land is located within *25.0 General Industrial Zone* under the Launceston Interim Planning Scheme 2015.

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**18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ...(Cont'd)**

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The criteria for an Acceptable Solution for the subdivision of land in a General Industrial zone is as follows:

*Each lot, or a lot proposed in a plan of subdivision, must:*

- *have a minimum area of no less than 1,000m<sup>2</sup>; and*
- *be able to contain a 20m diameter circle with the centre of the circle being no greater than 20m from the frontage.*

The proposed 488m<sup>2</sup> lot does not meet the criteria of an Acceptable Solution pursuant to the Interim Planning Scheme 2015. As such, the proposed lot will be subject to the applicable Performance Criteria.

The Performance Criteria requires that a proposed lot in a plan of subdivision has sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) the future use or development of the site or adjoining land.

It is envisaged that the section of land proposed to be sold could be used by a separate business if that land is subdivided. However, any proposed use may still require planning approval and must have regard to the Invermay/Inveresk Flood Inundation Area Code.

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**18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ...(Cont'd)**

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**Subdivision**

The cost of subdivision as referred to in Recommendations 2. (e) and 3. (c) of this Agenda Item is estimated to be between \$15,000 to \$20,000 and will include the cost of:

- outsourcing the development application to an external planning consultant;
- establishing the necessary utility connections including water and sewer;
- engaging a surveyor to prepare the necessary plans;
- advertising fees; and
- statutory fees associated with registering the new lot.

**Sale Method**

It is expected that the Council's Officers will manage the sale process internally in order to minimise the costs to the Council associated with the sale process.

Section 177 of the *Local Government Act 1993* (Tas) provides *that Council may sell Council land by any method it approves. A sale of land requires Council to:*

- (a) obtain a valuation report for the land; and*
- (b) decide by an absolute majority.*

It is recommended that the portion of land be made available for purchase by an Expression of Interest (EOI) process to provide sufficient opportunity to the public. The EOI process will be designed to ensure that the Council-owned land is dealt with in a fair and open manner.

The powers exercisable by the Chief Executive Officer in respect of the recommendations may include but are not limited to those powers existing under:

1. *Land Titles Act 1980* (Tas);
2. *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas);
3. *Local Government (Highways) Act 1982* (Tas); and
4. *Local Government Act 1993* (Tas).

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**18.1 Part Closure of a Highway and a Disposal of Interest in Council Land - Corner of Nairana and Foster Streets, Invermay ...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.
2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.
3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.
4. To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

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**18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn**

**FILE NO:** SF2002

**AUTHOR:** Robert Bujnowski (Properties and Legal Officer)

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

**DECISION STATEMENT:**

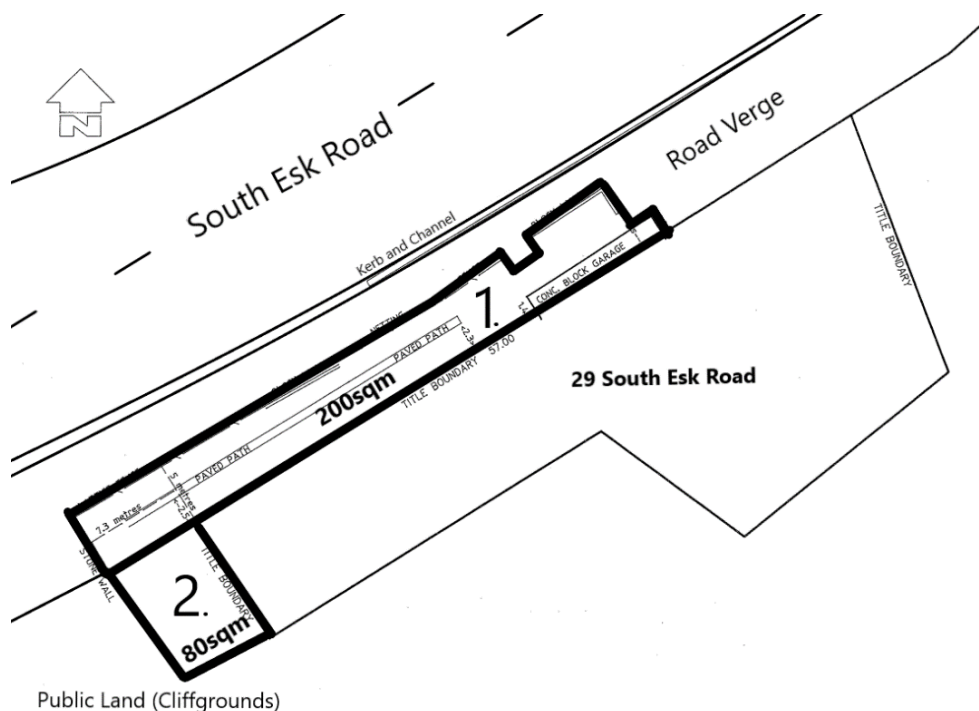
To consider closing a 280m<sup>2</sup> section of a highway located within the road verge of South Esk Road, Trevallyn due to the lack of use of that section as a highway and disposing of a 280m<sup>2</sup> section of the Council's land due to an encroachment onto that land by the property at 29 South Esk Road, Trevallyn.

*This decision requires an absolute majority of Council.*

**RECOMMENDATION:**

That Council:

1. decides, pursuant to section 14 of the *Local Government (Highways) Act 1982 (Tas)*, to effect a highway closure of a 200m<sup>2</sup> section of a road lot located within the road verge at the front of 29 South Esk Road, Trevallyn due to the lack of use of that section of land as a highway, the relevant area shown in the sketch below (marked 1):



**18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)**

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2. decides, by absolute majority pursuant to section 177 of the *Local Government Act 1993* (Tas), to sell a 200m<sup>2</sup> section of the road lot comprised in Certificate of Title Volume 167409 Folio 1 to the owners of 29 South Esk Road, Trevallyn to rectify a boundary encroachment, the relevant area shown in the sketch above (marked 1).
  3. decides, by absolute majority pursuant to section 178 of the *Local Government Act 1993* (Tas), to sell 80m<sup>2</sup> of public land comprised in Certificate of Title Volume 167409 Folio 1 (Cataract Gorge Reserve Cliffgrounds) to the owners of 29 South Esk Road, Trevallyn to rectify a boundary encroachment, the relevant area shown in the sketch above (marked 2).
  4. requests the Chief Executive Officer to do all things and exercise all functions and/or powers necessary with respect to Recommendations 1., 2. and 3. in order to:
    - (a) provide public notice of the highway closure pursuant to section 14 of the *Local Government (Highways) Act 1982* (Tas) and of the disposal of public land pursuant to section 178 of the *Local Government Act 1993* (Tas) so that members of the public be adequately notified;
    - (b) make any prospective contract of sale subject to the owner submitting to the Council a development application and obtaining the necessary approval for subdivision; and
    - (c) make the contracted price the total sum of:
      - (i) the valuation amount in accordance with independent valuation advice obtained by the Council;
      - (ii) \$550.00 plus GST for the costs associated with the Council obtaining a valuation report to comply with section 177 of the *Local Government Act 1993* (Tas);
      - (iii) \$1,200.00 plus GST for the costs associated with publicly advertising the local highway closure as referred to in Recommendation 1. above;
      - (iv) \$1,200.00 plus GST for the costs associated with publicly advertising the disposal of Public land as referred to in Recommendation 3. above;
      - (v) \$2,700.00 plus GST as the Council's fee for officer time involved in the disposal of an interest in land; and
      - (vi) the Council's out-of-pocket costs associated with the sale of the Council's land.
  5. 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).
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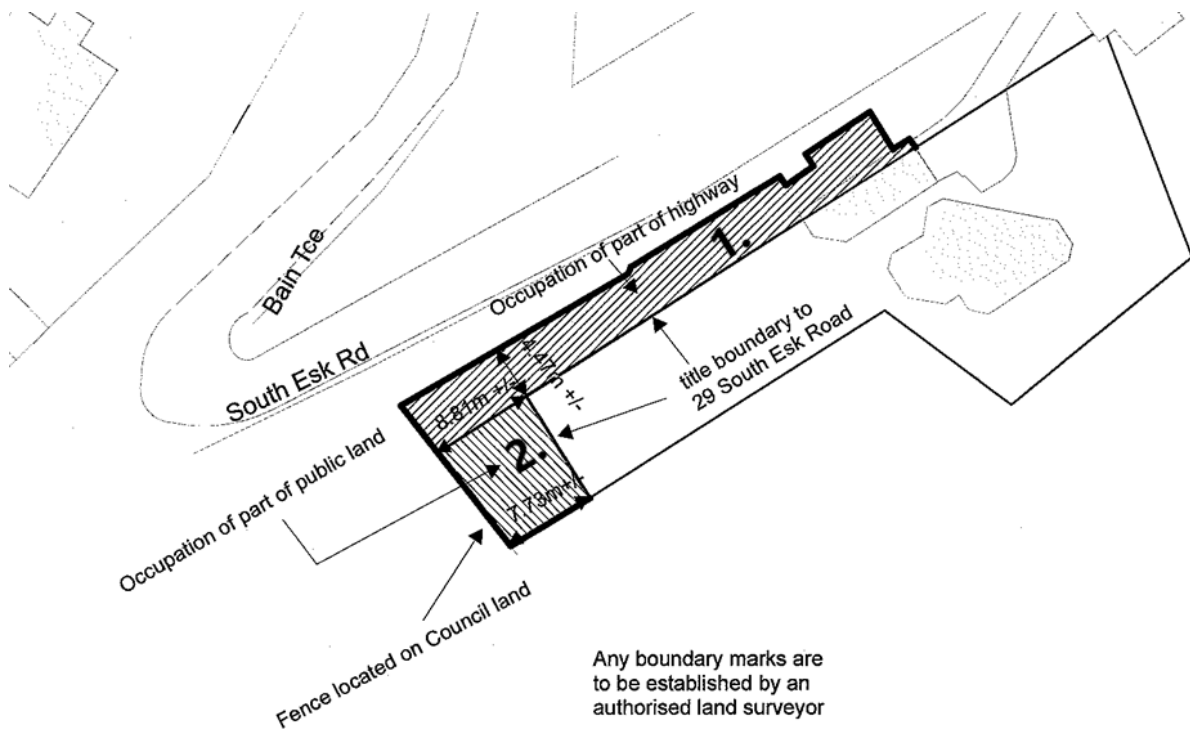
**18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)**

**REPORT:**

The current owners of 29 South Esk Road, Trevallyn have approached the Council seeking to rectify a historical boundary encroachment from their property onto the Council's land. The owners seek to purchase the encroached land from the Council and consolidate it with their existing residential lot.

The encroaching land is in two parts:

1. 200m<sup>2</sup> encroachment over the boundary of the highway, approximately 5m in width and 40m in length; and
2. 80m<sup>2</sup> encroachment over the boundary of the public land (Cataract Gorge Reserve Cliffgrounds), approximately 7.3m in width and 11m in length.



The encroached land is fenced-off from the public and is only accessible to the residents of 29 South Esk Road, Trevallyn. The current owners have advised that the encroachments existed at the time that they purchased the property in 1984.

The encroached land has a moderate to steep slope and is zoned as Subdivision Road and Cataract Gorge Reserve Cliffgrounds as per the Launceston Interim Planning Scheme 2015. An aerial view of the encroached land is shown below:



18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)



**Road Lot Encroachment**

The encroachment on the highway is entirely within part of the road verge and does not affect any part of the made road. It is envisaged that the sale of the encroached land would not cause any obstruction or detriment to road users, pedestrians, cyclists or any other members of the public using South Esk Road, Trevallyn. The Council's Infrastructure and Assets Network see no intended future use for that encroached land as a made road.

The encroached area includes landscaping and part of a garage as shown below:



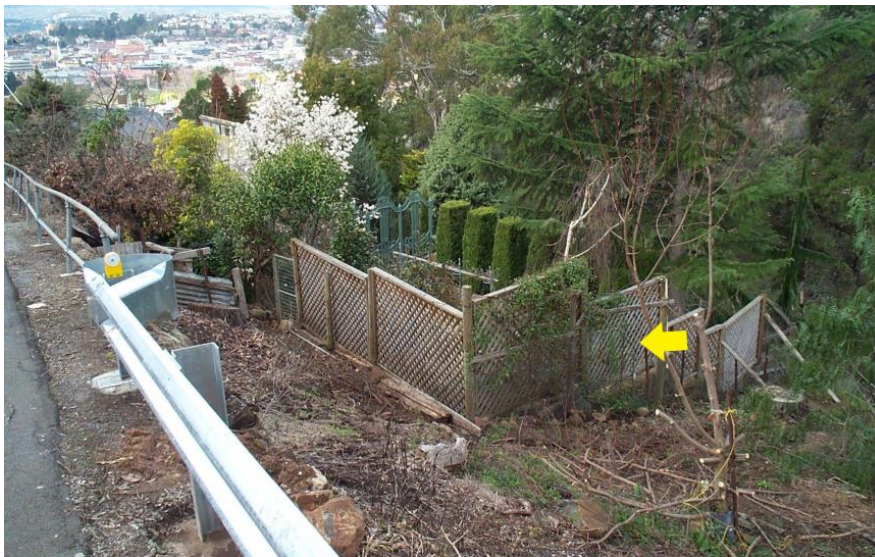


## **18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)**

---

### **Public Land Encroachment**

The encroachment on the reserve is within part of the reserve that does not serve as part of any open space, walking trail or other made way. The encroached area has been fenced off from public access. It is envisaged that the sale of the encroached land would not cause any obstruction or detriment to pedestrians or any other users of the public land. The encroached area includes landscaping as shown below:



### **Highway Closure Process**

South Esk Road currently exists as a highway on the Council's section 208 *Local Government Act 1993* (Tas) map. Therefore, the sale of any portion of that road lot will firstly require a highway closure prior to being sold.

The Council may effect a highway closure pursuant to section 14 of the *Local Government (Highways) Act 1982* (Tas) whereby if, in the opinion of the Council, a part of a local highway should be closed for the public benefit because of lack of use. The 200m<sup>2</sup> encroachment exists outside of the made road and has been fenced off from the public for several years.

To comply with the relevant legislative requirements for a highway closure, written notice of the Council's intention to close the portion of the highway must be:

- (a) served on each of the owners and occupiers affected;
  - (b) served on the Transport Commission;
  - (c) displayed in a prominent position at each end of the highway; and
  - (e) published twice in separate issues of a local newspaper circulating in the municipality in which the highway is situated.
-

**18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)**

---

The matters pertaining to both the highway closure and disposal of an interest in the Council's land and public land are included in one agenda item for the sake of administrative expediency. However, the proposed sale will only be able to take place if the highway closure is effected by the Council in accordance with section 14 of the *Local Government (Highways) Act 1982* (Tas).

**Disposal Process - the Council's Land**

The sale of the 200m<sup>2</sup> section of the road lot must meet the requirements of section 177 of the *Local Government Act 1993* (Tas) which provides that the Council may sell the Council's land by any method it approves so long as the Council:

- (a) obtains a valuation; and
- (b) decides by an absolute majority.

**Disposal Process - Public Land**

The Cataract Gorge is listed on the Public Land register. Accordingly, the sale of the 80m<sup>2</sup> section of public land must meet the requirements of section 178 of the *Local Government Act 1993* (Tas) whereby the Council must:

- (a) decide by an absolute majority;
- (b) publish that intention on at least two separate occasions in a local daily newspaper;
- (c) display a copy of the notice on the boundary of the public land abutting a highway; and
- (d) notify the public that objection to the proposed disposal may be made to the general manager within 21 days of the date of the first publication.

The encroached land has not been identified by the Council as being required for any future infrastructure development. There are no registered caveats preventing the sale, nor is there any hindrance to the Council selling the land under the *Local Government Act 1993* (Tas).

The powers exercisable by the Chief Executive Officer in respect of the recommendations may include but are not limited to those powers existing under:

1. *Local Government Act 1993* (Tas); and
2. *Local Government (Highways) Act 1982* (Tas).

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**18.2 Part Closure of a Highway and a Disposal of an Interest in Council Land - 29 South Esk Road, Trevallyn ...(Cont'd)**

---

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.
2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.
3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.
4. To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

**ATTACHMENTS:**

1. Valuation Report - LG Valuation Services
-

*Attachment 1 - Valuation Report - LG Valuation Services*



## VALUATION REPORT

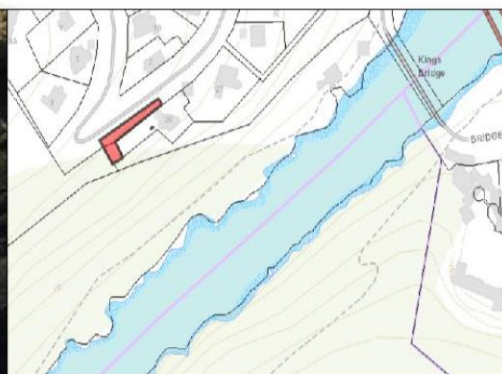
**Property Address:** Land located between 29 South Esk Road, Trevallyn TAS 7250

**Our Reference:** LG21/1517

**Date of Valuation:** 24 August 2021



Aerial Photograph



Location Map

**Title:**

The land which forms the subject of this valuation advice is a

**TASMANIA**

t: +61 (03) 6334 0950  
f: +61 (03) 6334 2180  
e: info@lgvals.com.au

**LAUNCESTON**

PO Box 1470  
28b Brisbane Street  
Launceston TAS 7250

**HOBART**

PO Box 356  
South Hobart TAS 7004  
Suite 21 - 23  
114 Bathurst Street  
Hobart TAS 7000

[www.lgvals.com.au](http://www.lgvals.com.au)

Part of the HMC Property

LG Valuation Services Pty Ltd  
ABN 77 095 763 625

City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
--	--

**Location:**

The property is situated in close proximity to Cataract Gorge Reserve in the established residential area of Trevallyn, approximately 3.5 kilometres to the north west of Launceston's Central Business District (CBD).

**Subject Land Area:**

Council has advised that a land area of 280 square metres (sqm) should be adopted for the purpose of this valuation.

A copy of the current Title Plan, Survey Plan and an Aerial map has been provided by Council and are appended to this report.

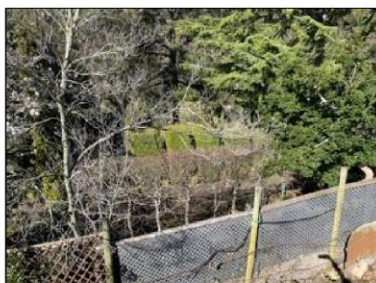
We reserve the right to review our assessment of value should a formal survey of the respective land areas indicate areas that differ significantly from the assessed land area/s as outlined above.

**Land Description:**

The subject land is in two parts as identified in the attached Survey plan provided by Council.



City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
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South Esk Road Images

**Planning:**

The subject land is currently designated as Subdivision Road and Open Space as illustrated in attached plan provided by Council. The surrounding land is zoned as “10.0 General Residential” and “19.0 Open Space” under the prevailing Launceston Interim Planning Scheme 2015.

**Market Sales:**

In establishing applicable valuation parameters for the subject property, we have examined market activity within the locality over recent years and have analysed relevant sales for comparison purposes.

A selection of market sales transactions which are considered relevant in determining market parameters for the subject land are summarised in the table below:

Address	Sale Date	Sale Price	Land Area (sqm)	Rate\$/sqm
27 Broadview Crescent, Trevallyn	17/02/2021	\$200,000	837	\$238.95
29 Riverview Road, Riverside	8/02/2021	\$165,000	624	\$264.42
19 Quarry Road, West Launceston	11/09/2020	\$165,000	794	\$207.81
11 Thrower Street West Launceston	8/09/2020	\$130,000	863	\$150.63

**Valuation Considerations:**

Having regard to the available sales evidence, prevailing market conditions, we consider an appropriate range of value for land at this location to be between \$220 and \$260 per square metre. The encroachment onto the highway being higher in value at \$260 per square metre and the value of the public land at \$220 per square metre. However, due to the attributes, characteristics and potential use we have applied a discounted of 40%. Our valuation calculations are set out in the table below –

City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
--	--

Land Description	Land Area	\$/sqm Land	Rate per sqm with 40% discount applied	Total Value \$
<b>CT 167409/1</b>				
Subject Land (area to be acquired only)	200	\$260	\$156	\$31,200
	80	\$220	\$132	\$10,560
<b>Value of Subject land</b>				<b>\$41,760</b>
Rounded for the Valuation Purposes				<b>\$41,800</b>

**Valuation Conclusion:**

Our assessment of the value of the subject land for potential disposal purposes is:

**FOURTY ONE THOUSAND, EIGHT HUNDRED DOLLARS  
(\$41,800)**

The above valuation is net or exclusive of any GST which may be payable.

The subject property was inspected by Rachel Thompson and the report prepared in conjunction with Marcus Hann AAPI, Certified Practising Valuer, LG Valuation Services Pty Ltd.



Marcus Hann AAPI  
Certified Practising Valuer  
LG Valuation Services Pty Ltd



Rachel Thompson SMAPI  
Cadet Valuer  
LG Valuation Services Pty Ltd

City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250
--

LG Valuation Services Pty Ltd LG21/1517
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## Definitions

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### **Compliance:**

Our valuation has been prepared in accordance with the Australian Property Institute Practice Standards and Guidance Notes.

### **Market Change:**

Due to the possible changes in market forces and circumstances in relation to the subject property, the report can only be regarded as representing our opinion of the value of the property as at the Date of Valuation.

### **Currency of Valuation:**

This valuation is current as at the Date of Valuation only.

### **Reliance on Valuation:**

We do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of the Period of Valuation Reliance identified below, from the Date of Valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.

### **Period of Valuation Reliance:**

The Period of Valuation Reliance for this report is 3 months. Without limiting the generality of the above, we do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of three months from the date of the valuation.

### **Environmental Issues:**

This valuation has been assessed on the assumption that the property is free from elevated levels of contaminants and is not impacted by any environmental issues that may affect the marketability and/or value of the property. It should be noted that such environmental matters are outside our area of expertise and that the valuation contained herein has been prepared without the benefit of soil tests or external environmental impact reports.

Should any environmental issues subsequently become apparent that may impact on the marketability and/or value of the property then this valuation is not to be relied upon and the report should be returned to the valuer for review and potential revision.

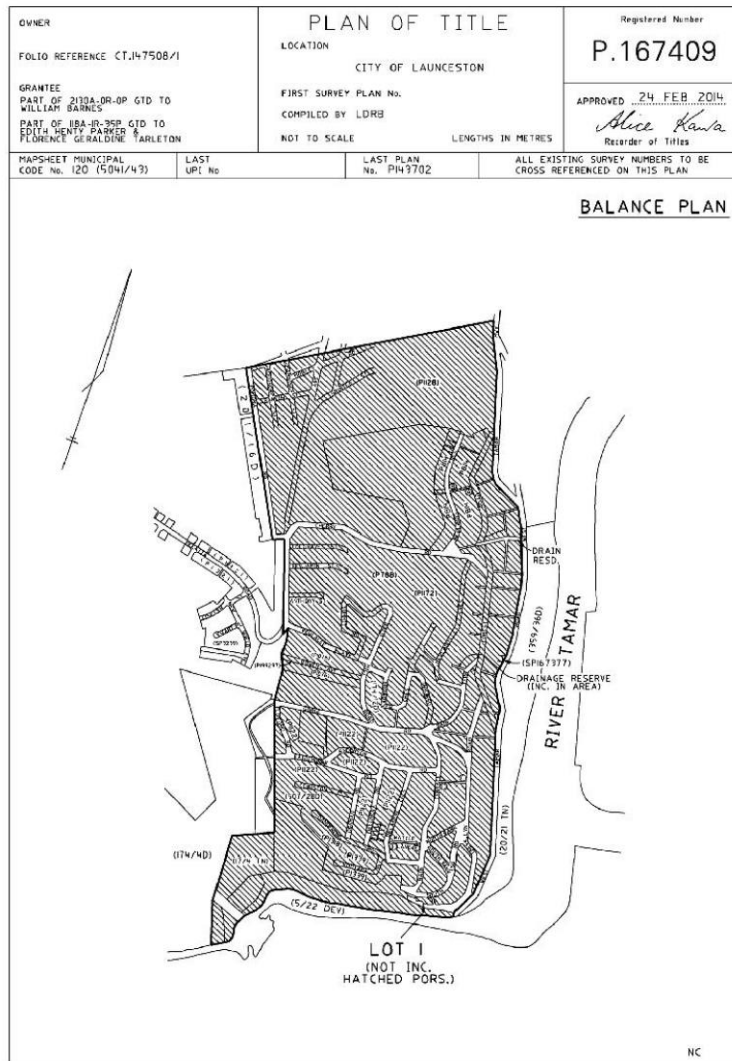


City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
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Appendix:



**FOLIO PLAN**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980



City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
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### RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
167409	1
EDITION	DATE OF ISSUE
1	12-Mar-2014

SEARCH DATE : 30-Jul-2020  
SEARCH TIME : 09.54 AM

#### DESCRIPTION OF LAND

City of LAUNCESTON  
Lot 1 on Plan 167409  
Derivation : Part of 2130 Acres Gtd. to W. Barnes and Part of  
118A-1R-35P Gtd. to E.H. Parker and anor.  
Prior CT 147508/1

#### SCHEDULE 1

C529913 TRANSFER to LAUNCESTON CITY COUNCIL Registered  
27-Jan-2004 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BURDENING EASEMENT the right for the lands adjoining the land in Certificate of Title Volume 487 Folio 69 to drain through part or parts of the said land within described as such drainage easement are set forth in the respective Certificates of Title to the said adjoining lands

BURDENING EASEMENT rights of carriageway over such portions of the roads shown on Plan No.s 689, 775, 814 and Diagram No.s 21/1, 21/24 64/18, 82/14 and 121/34 as comprised herein (if any) for the purchasers of the lots shown on the said Plans and Diagrams as such rights are set out in the respective Certificate of Title

BURDENING EASEMENT a Right of Carriageway for The Mayor Aldermen and Citizens of the City of Launceston over the roads or ways marked CD and EF on Plan 167409

BURDENING EASEMENT the Pipeline Right for the Mayor Aldermen and Citizens of the City of Launceston over the land or way 30 links wide and the pipe track or way 10 feet wide shown on the diagram on certificate of Title Volume 240 Folio 56

BURDENING EASEMENT the Right of Carriageway (appurtenant to Certificate of Title Volume 469 Folio 145) over the roads shown on Plan No. 1122

City of Launceston  
Land adjoining 29 South Esk Road, Trevallyn TAS 7250

LG Valuation Services Pty Ltd  
LG21/1517



### RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

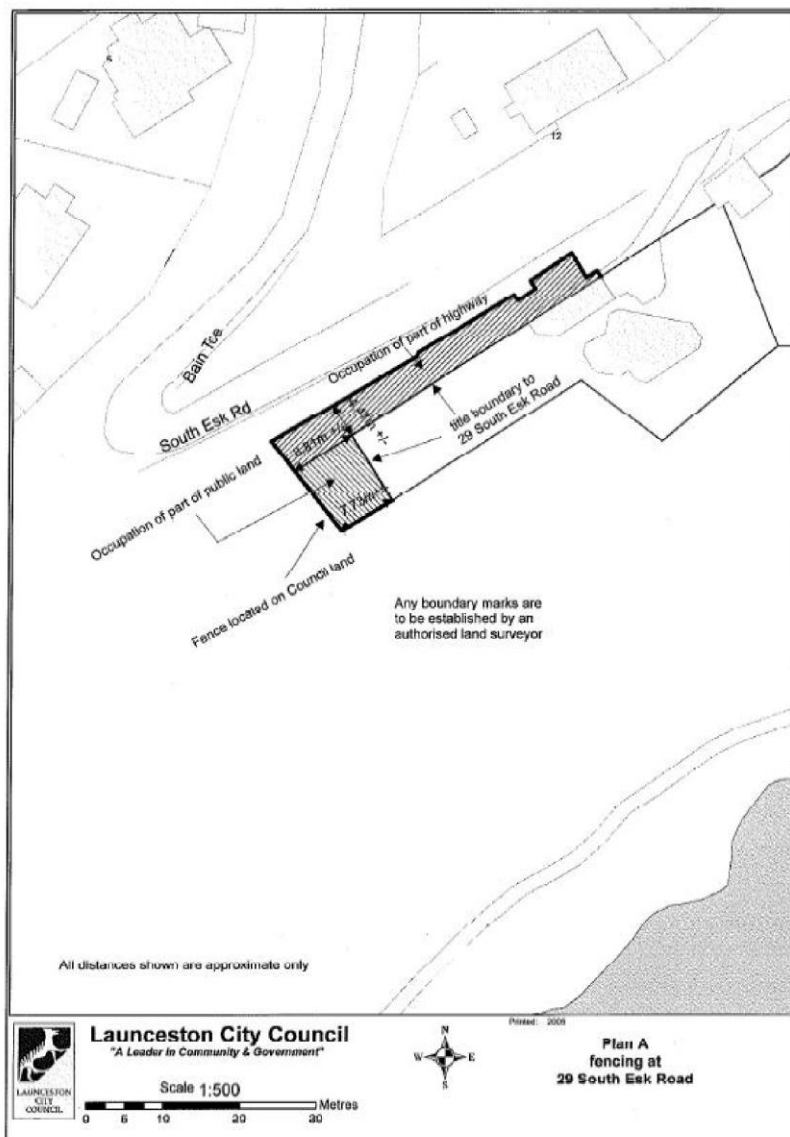


BURDENING EASEMENT the right to pass and repass (appurtenant to the land in Certificate of Title Volume 817 Folio 44) over the Road or Way marked AB on Plan 167409

### UNREGISTERED DEALINGS AND NOTATIONS

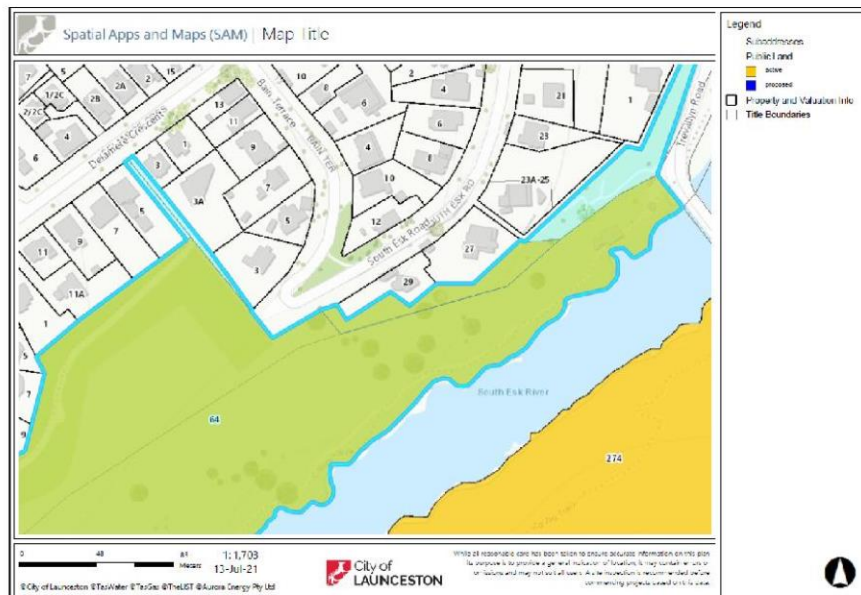
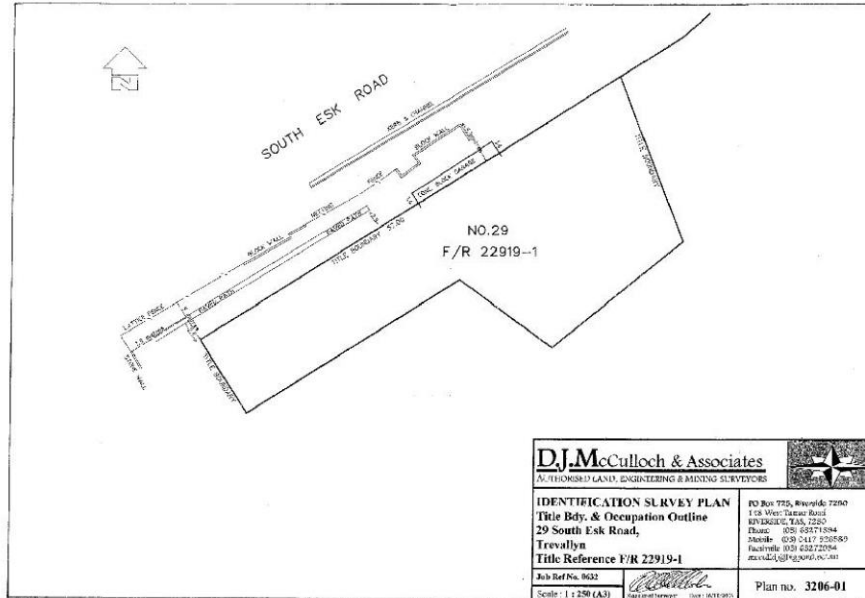
No unregistered dealings or other notations

City of Launceston Land adjoining 29 South Esk Road, Trevallyn TAS 7250	LG Valuation Services Pty Ltd LG21/1517
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City of Launceston  
Land adjoining 29 South Esk Road, Trevallyn TAS 7250

LG Valuation Services Pty Ltd  
LG21/1517



## 19 ORGANISATIONAL SERVICES NETWORK ITEMS

### 19.1 Remuneration Rates for Independent Members and Chair of the Audit Panel

**FILE NO:** SF3611

**AUTHOR:** Paul Gimpl (Chief Financial Officer)

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

---

#### **DECISION STATEMENT:**

To consider the remuneration rates to 31 December 2025 for the Independent Members of the City of Launceston's Audit Panel.

#### **RECOMMENDATION:**

That Council, pursuant to clause 7(2) of the *Local Government (Audit Panels) Order 2014* and for the period to 31 December 2025, determines to remunerate the Independent Members of the City of Launceston's Audit Panel as follows:

1. Independent Member - \$3,500 per annum.
  2. Independent Member as Chair - \$5,500 per annum.
- 

#### **REPORT:**

The City of Launceston is currently recruiting two Independent Members for its Audit Panel. Once this recruitment is complete, one of the three Independent Members of the Audit Panel will be selected as Chair. The first Audit Panel Meeting for 2022 will take place in February.

The City of Launceston currently remunerates Independent Members using hourly rates with the average time per Meeting being just under six hours (preparation and meeting attendance).

Remuneration paid to current panel members compared to those of five other Tasmanian Councils are as follows:

---

## 19.1 Remuneration Rates for Independent Members and Chair of the Audit Panel ...(Cont'd)

### Comparative remuneration levels for Audit Panel Members

	Devonport	Glenorchy	Kingborough	Launceston	Hobart	Clarence
<b>Independent Member as Chair</b>	\$1,250 per meeting	\$5,000 per annum	\$2,380 per annum	\$206 per hour	\$10,000 per annum	\$8,000 per annum
<b>Independent Member</b>	\$650 per meeting	\$4,670 per annum	\$595 per meeting	\$69 per hour	\$6,000 per annum	\$4,000 per annum
<b>Number of meetings per year</b>	4	Minimum 4	5	4-5	Minimum 4	Minimum 4

The City of Launceston's current remuneration does not seem to represent the value that is sought from its Independent Members and is well behind many other Councils of like size.

Remuneration for the Chair should be at a higher level than that of the two other Independent Members. A remuneration of \$5,500 per annum for Chair and \$3,500 per annum for each of the two other Independent Members is appropriate. The remuneration will be reviewed in four years' time, broadly to coincide with the term of the newest independent members.

#### **ECONOMIC IMPACT:**

Not considered relevant to this report.

#### **ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

#### **SOCIAL IMPACT:**

Not considered relevant to this report.

#### **STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

5. To maintain a financially sustainable organisation.

**19.1 Remuneration Rates for Independent Members and Chair of the Audit Panel  
...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

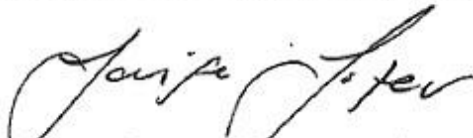
The 2021/2022 budget for the Audit Panel remuneration is \$11,227. The recommended remuneration totals \$12,500 per annum, which is an additional \$1,272 per annum.

Any increase in remuneration would result in a subsequent increase in operational budgets for this function. For 2021/2022, the Council has spent \$3,097 and adding the 50% of \$12,500 for the second half of 2021/2022 results in total costs of \$9,346 which is less than the budget of \$11,227. In 2022/2023, the budget would be \$12,500.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Louise Foster - General Manager Organisational Services Network**

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**20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS****20.1 Report on Council's 2021 Annual General Meeting****FILE NO:** SF0098**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**DECISION STATEMENT:**

To report on the Council's 2021 Annual General Meeting, held in compliance with section 72B of the *Local Government Act 1993* (Tas) on Thursday, 2 December 2019 at 5.30pm in the Council Chambers, Town Hall, Launceston.

**RECOMMENDATION:**

That Council:

1. in respect of the Annual General Meeting held on Thursday, 2 December 2021 at 5.30pm in the Council Chambers, Town Hall, Launceston, notes the following motions passed at that Meeting:
    - (i) That the Minutes of the Annual General Meeting of the City of Launceston Council held on 3 December 2020 be confirmed as a true and correct record.
    - (ii)(a) That the City of Launceston Annual Report for the year ended 30 June 2021 be adopted
    - (b) Annual Reports for the following City of Launceston entities and Authorities for the year ended 30 June 2021 be adopted:
      - a. Queen Victoria Museum and Art Gallery; and
      - b. Launceston Flood Authority.
    - (iii) That the Council reviews those matters it is responsible for in connection with the operation of the social services (food distribution for the poor and those sleeping on the street) as operated in the Brisbane Street Mall.
    - (iv) That Council reviews existing rules and signage as it relates to cycling in the Brisbane Street Mall.
    - (v) That the Council's morning cleansing crew suspend the use of petrol powered leaf blowers in the Launceston CBD and instead use their existing alternative cleansing equipment as a trial on each Tuesday during March and April 2022.
-

**20.1 Report on Council's 2021 Annual General Meeting ...(Cont'd)**

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2. determines to consider the motions at Recommendations 1.(iii), 1.(iv) and 1.(v) above at the Council Meeting to be held on 16 December 2021.
- 

**REPORT:**

In compliance with section 72B(1) of the *Local Government Act 1993* (Tas), the Annual General Meeting (AGM) of the City of Launceston was held in the Council Chambers, Town Hall, Launceston on Thursday, 2 December 2021.

Notices of the Meeting were published in *The Examiner* on Saturday, 6 November 2021 and Saturday, 13 November 2021.

No submission in respect of the 2020-2021 Annual Report was received.

Two Questions on Notice were received. These questions were answered in the Agenda for the AGM.

A quorum of Council was present at the AGM, consisting of the Mayor, Councillor A M van Zetten, Deputy Mayor, Councillor D C Gibson, Councillor D H McKenzie, Councillor R I Soward, Councillor J G Cox, Councillor P S Spencer, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker and Councillor K M Preece. The attendance of the Council's Officers and electors was recorded.

One submission was received.

Four Notices of Motion were received. Three Notices of Motion were carried and one was withdrawn.

The motions passed at the AGM were:

- (i) That the Minutes of the Annual General Meeting of the City of Launceston Council held on 3 December 2020 be confirmed as a true and correct record (moved Councillor P S Spencer, seconded Councillor A G Harris).
  - (ii)
    - (a) That the City of Launceston Annual Report for the year ended 30 June 2021 be adopted.
    - (b) Annual Reports for the following City of Launceston entities and Authorities for the year ended 30 June 2021 be adopted:
      - a. Queen Victoria Museum and Art Gallery; and
      - b. Launceston Flood Authority.(moved Councillor R I Soward, seconded Councillor A G Harris).
-

**20.1 Report on Council's 2021 Annual General Meeting ...(Cont'd)**

---

- (iii) That the Council reviews those matters it is responsible for in connection with the operation of the social services (food distribution for the poor and those sleeping on the street) as operated in the Brisbane Street Mall (moved Mr Robin Smith, seconded Mrs Jeanette Smith).
- (iv) That Council reviews existing rules and signage as it relates to cycling in the Brisbane Street Mall (moved Mr Robin Smith, seconded Mrs Jeanette Smith).
- (v) That the Council's morning cleansing crew suspend the use of petrol powered leaf blowers in the Launceston CBD and instead use their existing alternative cleansing equipment as a trial on each Tuesday during March and April 2022 (moved Mr Robin Smith, seconded Mrs Jeanette Smith).

Section 72B(6) of the *Local Government Act 1993* (Tas) requires that a motion passed at the Annual General Meeting is to be considered at the next meeting of Council.

The following motions were not passed:

1. That Council reviews provision of the Council's operated closed circuit television cameras in the Brisbane Street Mall with a view to extending it to those areas where there is currently no coverage (Withdrawn).

Section 72B(7) of the Act requires the General Manager to keep Minutes of the AGM. The Minutes of the AGM will be published at [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au).

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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## 20.1 Report on Council's 2021 Annual General Meeting ...(Cont'd)

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### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

### BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

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**20.2 Notice of Motion - Annual General Meeting - Mr Robin Smith - Cycling in the Brisbane Street Mall - 2 December 2021****FILE NO:** SF0098**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

---

**DECISION STATEMENT:**

To consider a Notice of Motion raised at the City of Launceston's Annual General Meeting held on 2 December 2021.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 16 December 2021 - Agenda Item 20.1 - Report on Council's 2021 Annual General Meeting

**RECOMMENDATION:**

That Council, in respect of the Notice of Motion carried at the Annual General Meeting held on 2 December 2021 reviews existing rules and signage as it relates to cycling in the Brisbane Street Mall.

---

**REPORT:**

At the City of Launceston Annual General Meeting held on 2 December 2021, the following Notice of Motion, submitted by Mr Robin Smith, was carried:

*That Council reviews existing rules and signage as it relates to cycling in the Brisbane Street Mall.*

Section 72B(6) of the *Local Government Act 1993* (Tas) requires that a motion passed at the Annual General Meeting is to be considered at the next Meeting of Council.

The following Officer comments have been provided in response to the motion as presented at the Annual General Meeting:

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**20.2 Notice of Motion - Annual General Meeting - Mr Robin Smith - Cycling in the Brisbane Street Mall - 2 December 2021 ...(Cont'd)**

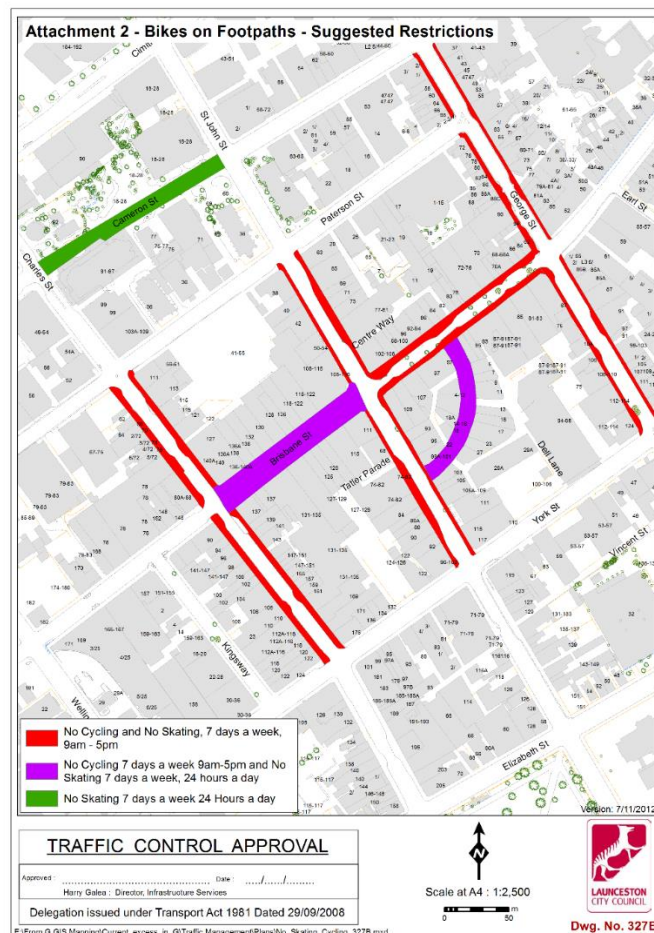
**OFFICER COMMENT:**

*(Mr Shane Eberhardt General Manager Infrastructure and Assets Network)*

*Based on comments from Mr Smith, it is believed that he is referring to reduced hours or banning of cycling in the Mall. The Council has the ability to change bicycle access to the Mall and the Council's Officers will support preparation of a report if directed to do so by Council. On this basis, it is not believed there is a need for a formal assessment.*

*The City of Launceston's Transport Strategy sets a vision where commuters have an equitable choice on how they travel. The CBD is difficult to navigate on a bicycle due to the one-way streets and the ability to travel through the Brisbane Street Mall, when commuting to work, provides a significant advantage over a motor vehicle.*

*Current restrictions are provided on the attached plan. The CBD's footpaths, the Quadrant Mall and the Brisbane Street Mall prohibit cycling between 9am and 5pm. It would be preferable that any change to cycling restrictions remain consistent throughout the City.*



**20.2 Notice of Motion - Annual General Meeting - Mr Robin Smith - Cycling in the Brisbane Street Mall - 2 December 2021 ...(Cont'd)**

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*The City of Launceston's Regulations Officers are not aware of any significant ongoing compliance issues associated with cycling in the Mall and neither does the Customer Request System indicate any significant issues with cyclists in the Mall. This is not to say that incidents and near misses do not occur; it may be that they are just not being reported to the Council.*

*The Council's Officers feel that the current timeframes are appropriate as they provide a balance between supporting commuters traveling to work and conflicts with pedestrians as traders open and the CBD gets busier.*

*Accordingly, it is not recommended that a review be carried out and it is recommended that the motion not be supported.*

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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**20.2 Notice of Motion - Annual General Meeting - Mr Robin Smith - Cycling in the Brisbane Street Mall - 2 December 2021 ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

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**20.3 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Social Services - 2 December 2021****FILE NO:** SF0098**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**DECISION STATEMENT:**

To consider a Notice of Motion raised at the City of Launceston's Annual General Meeting held on 2 December 2021.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 16 December 2021 - Agenda Item 20.1 - Report on Council's 2021 Annual General Meeting

**RECOMMENDATION:**

That Council, in respect of the Notice of Motion carried at the Annual General Meeting held on 2 December 2021 reviews those matters it is responsible for in connection with the operation of the social services (food distribution for the poor and those sleeping on the street) as operated in the Brisbane Street Mall.

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**REPORT:**

At the City of Launceston Annual General Meeting held on 2 December 2021, the following Notice of Motion, submitted by Mr Robin Smith, was carried:

*That the Council reviews those matters it is responsible for in connection with the operation of the social services (food distribution for the poor and those sleeping on the street) as operated in the Brisbane Street Mall.*

Section 72B(6) of the *Local Government Act 1993* (Tas) requires that a motion passed at the Annual General Meeting is to be considered at the next Meeting of Council.

The following Officer comments have been provided in response to the motion as presented at the Annual General Meeting:

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**20.3 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Social Services - 2 December 2021 ...(Cont'd)**

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**OFFICER COMMENT:**

*(Mr Richard Jamieson Acting General Manager Community and Place Network)*

*The Council is a partner with multiple agencies to ensure a coordinated approach is provided to those members of our community sleeping rough or homeless. A regular working group of these agencies considers the best locations for service provision, communication and advertising methods and responds to contemporary issues, which can include locations such as the Brisbane Street Mall. The Council is not a direct provider of services in this space but has seen great benefits from the coordinated approach through this working group and is confident local agencies are working to the best of their abilities to provide equitable services across the municipality to those in need of assistance.*

*Accordingly, it is not considered necessary to complete a review at this time and it is recommended that the motion not be supported.*

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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**20.3 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Social Services - 2 December 2021 ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

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**20.4 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Cleansing - 2 December 2021****FILE NO:** SF0098**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**DECISION STATEMENT:**

To consider a Notice of Motion raised at the City of Launceston's Annual General Meeting held on 2 December 2021.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 16 December 2021 - Agenda Item 20.1 - Report on Council's 2021 Annual General Meeting

**RECOMMENDATION:**

That Council, in respect of the Notice of Motion carried at the Annual General Meeting held on 2 December 2021 requests the Council's morning cleansing crew suspend the use of petrol powered leaf blowers in the Launceston CBD and instead use their existing alternative cleansing equipment as a trial on each Tuesday during March and April 2022.

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**REPORT:**

At the City of Launceston Annual General Meeting held on 2 December 2021, the following Notice of Motion, submitted by Mr Robin Smith, was carried:

*That the Council's morning cleansing crew suspend the use of petrol powered leaf blowers in the Launceston CBD and instead use their existing alternative cleansing equipment as a trial on each Tuesday during March and April 2022.*

Section 72B(6) of the *Local Government Act 1993* (Tas) requires that a motion passed at the Annual General Meeting is to be considered at the next Meeting of Council.

The following Officer comments have been provided in response to the motion as presented at the Annual General Meeting:

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**20.4 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Cleansing - 2 December 2021 ...(Cont'd)**

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**OFFICER COMMENT:**

*(Mr Shane Eberhardt General Manager Infrastructure and Assets Network)*

*Blowers are used daily between 6.15am to 7.45am to move litter and leaf debris from locations that are difficult to collect with the mini sweeper.*

*Over the last few years the City of Launceston's Cleansing Team has invested significant effort in modifying the level of service to meet CBD trader expectations. Staff are very proud of the work they undertake and not being able to deliver the level of service expected by majority or traders will impact the City of Launceston's culture as well as the amenity of the CBD.*

*A trial to reduce the level of service can be undertaken, however, this will result in litter not being collected from areas that are not accessible to the mini sweeper. The Council does not have the resources to undertake this collection by hand/broom and it is considered that such a move would be inefficient and would introduce an unnecessary workplace risk to City of Launceston staff.*

*Accordingly, it is recommended that the motion not be supported. However, if a trial is supported it should be delivered in consultation with all traders and customer satisfaction surveys conducted throughout to determine whether the trial should continue.*

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**20.4 Notice of Motion - Annual General Meeting - Mr Robin Smith - Brisbane Street Mall Cleansing - 2 December 2021 ...(Cont'd)**

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**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 longterm sustainability of our organisation.

Focus Areas:

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

**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.



Michael Stretton - Chief Executive Officer

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**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 - 2 Invermay Road, Invermay**

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**

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