



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 18 NOVEMBER 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: 18 November 2021

Time: 1.00pm

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## Certificate of Qualified Advice

### Background

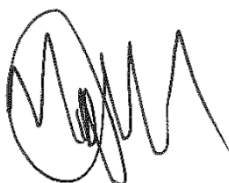
To comply with section 65 of the *Local Government Act 1993* (Tas):

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) .

The following information was provided to members of the public in respect of attendance at the Council Meeting.

## 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. 10 - *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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**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 4 November 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 David Wilkes (Senior Program Worker) - Wellways**

**Mr Wilkes will provide Council with a report on Wellways, a group working with people who experience mental health issues. Approximately 75% of people with mental health issues say they deal with stigma and discrimination. Wellways' recently held dog walk was a chance for people to connect and exercise together in the 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 - 7 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 Council on 7 November 2021 by Mr Ray Norman, has been answered by Mr Richard Jamieson (Acting Manager Community and Place Network).

**Questions:**

1. Given recent planning decisions, does Launceston's Climate Emergency Policy have any voracity whatsoever? If Council claims that it does, will Council, in Open Council, please illustrate to the City's ratepayers and residents, how it does and especially so relative to its *planning determinations* and operation decision making for the current year and going forward?

**Response:**

*In passing a motion to declare a climate emergency, the City of Launceston committed to act on four resolutions:*

- *To acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government;*
- *That Council writes to all State and Federal parliamentarians whose offices lie within the City of Launceston municipal boundaries, and to the Prime Minister, the Federal Opposition Leader and the Tasmanian Premier, expressing its position on the climate emergency;*
- *Immediately conduct an audit of all City of Launceston operations to obtain current base line Greenhouse gas emission levels; and:*
- *To complete the Council's Sustainability Strategy by December for implementation starting in 2020.*

*Each of these resolutions have been actioned. The declaration of a climate emergency did not seek to influence the City's Planning Scheme as the Council is working within the State Government's Planning Scheme reform process to introduce the Tasmanian Planning Scheme. Planning controls relating to the management of climate change related impacts are included within the draft scheme and will continue to be applied by the Council in its role as Planning Authority.*

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**8.1.1 Public Questions on Notice - Mr Ray Norman - 7 November 2021 ...(Cont'd)**

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**ATTACHMENTS:**

1. Public Questions on Notice - Mr Ray Norman - 7 November 2021
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*Attachment 1 - Public Questions on Notice - Mr Ray Norman - 7 November 2021*

From: Ray Norman

Sent: Sunday, 7 November 2021 1:45 PM

To: Mayor; Contact Us; Richard Jamieson; Minister for State Growth; Premier Gutwein

Cc: Ross Hart; Courtney, Sarah; 8. Ferguson, Michael; 9. Finlay, Janie; 15. O'Byrne, Michelle; Armitage, Rosemary; 2. Duigan Nicholas; Palmer, Joanne; Examiner Editor

Subject: Launceston's Climate Emergency Policy - Questions on Notice

Dear Councillors & Members of Launceston's 'Planning Authority',

Given recent 'Planning Decisions' does Launceston's Climate Emergency Policy have any veracity whatsoever? If Council claims that it does will Council, in Open Council, please illustrate to the city's ratepayers and residents how it does and especially so relative to it 'planning determinations' and operation decision making for the current year and going forward?

Regards,  
Ray Norman

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**8.1.2 Public Questions on Notice - Ms Susan Rafferty - 9 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 questions, submitted in writing to the Council on 9 November 2021 by Ms Susan Rafferty, have been answered by Mr Michael Stretton (Chief Executive Officer) and Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

**Questions:**

1. How much ratepayer's money has been expended to date for the compulsory acquisition of the Birchalls Carpark and what is the total cost expected to be, including any court costs?

**Response:**

*This question has been asked previously and was answered in the Council Agenda of 4 November 2021. Details have not changed.*

2. If the Veolia development proceeds on Churchill Park Drive, how much ratepayer money will be spent on:
  - (a) providing the upgrading of Churchill Park Drive?
  - (b) storm water management?
  - (c) the additional maintenance which will inevitably be required along Forster Street?

**Response:**

*There are no additional works intended on the road or stormwater network to support the recycling centre development on Churchill Park Drive.*

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**ATTACHMENTS:**

1. Public Questions on Notice - Ms Susan Rafferty - 9 November 2021
-

*Attachment 1 - Public Questions on Notice - Ms Susan Rafferty - 9 November 2021*

From: "Susan Rafferty"  
Sent: Tue, 9 Nov 2021 18:00:22 +1100  
To: "Contact Us"  
Subject: Questions on notice Attachments: Q on N No. 11.odt

At the previous meeting, I put this question on notice. It is in the public interest to be informed how council spends ratepayer money.

**How much ratepayers money has been expended to date for the compulsory acquisition of the Birchalls Carpark and what is the total cost expected to be, including any court costs?**

Mr Stretton's response to a straightforward question is insulting, to say the least.

**The Council has not made any determination to compulsorily acquire the Paterson Street Central Car park site.**

Not only does it ignore my valid question, but it treats my query with contempt.

Again, I submit my question in good faith and I expect an honest answer. Council's involvement has been publicly stated in the Examiner and it deserves an honest response

## **Question 1**

**As Mr Stretton did not answer my question regard the cost of the Paterson Street Carpark acquisition and the associated court costs, I am resubmitting this question in the expectation of receiving a reply which actually answers it: How much ratepayers money has been expended to date for the compulsory acquisition of the Birchalls Carpark and what is the total cost expected to be, including any court costs?**

## **Question 2**

**If the veolia development proceeds on Churchill Park Drive, how much ratepayer money will be spent on: a) providing the upgrading of Churchill Park Drive, b) storm water management and c) the additional maintenance which will inevitably be required along Forster Street. It must be recognised that the alternate sites do not require this degree of infrastructure building and are more suitable sites than this one.**

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**8.2 Public Questions Without Notice**

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

*(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. 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 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective)**

**FILE NO:** DA0314/2021

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

**ACTING GENERAL MANAGER:** Richard Jamieson (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:	Venkata Ravi Kumar Kasturi
Property:	167-169 Cambridge Street, West Launceston
Zoning:	Local Business
Receipt Date:	14/06/2021
Validity Date:	18/06/2021
Further Information Request:	22/06/2021
Further Information Received:	29/09/2021
Deemed Approval:	22/11/2021
Representations:	Four

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

20.3.1 Hours of operation  
20.3.4 Noise levels

#### **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 DA0314/2021 - Vehicle Fuel Sales and Service - extend operating hours to 24/7 (self-service fuel sales only 10pm - 5am) at 167-169 Cambridge Street, West Launceston (Retrospective), subject to the following conditions:

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**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

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**1. ENDORSED PLANS AND DOCUMENTS**

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

- a. Site plan, prepared by VR Kumar Kasturi, undated.
- b. Letter, prepared by VR Kumar Kasturi, dated 15/06/2021.
- c. Custom details - 01/01/21 - 31/05/21, prepared by VR Kumar Kasturi, dated 14/06/2021.

**2. NOISE ASSESSMENT REQUIRED**

Within three months of the date of this permit, a noise assessment, prepared by a suitably qualified person (such as an acoustic engineer) must be submitted to the Council to the approval of the Manager City Development. The report must consider likely noise sources and potential impacts to any nearby sensitive uses and propose management strategies for these impacts. Once approved by the Manager City Development, the report will form part of the endorsed documents and all recommendations of the report must be complied with.

**3. SECURITY**

Data from the external security cameras must be retained for a minimum of one week and be made available to the Council or Police Officers upon request. All development and use associated with the proposal must be confined to the legal title of the subject land.

**4. AMENITY**

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

**Notes**

A. General

*This permit was issued based on the proposal documents submitted for DA0314/2021. 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.*

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**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

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*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.*

**C. Appeal Provisions**

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

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

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

**D. Permit Commencement**

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

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**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

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**REPORT:**

**1. THE PROPOSAL**

The existing service station at 167-169 Cambridge Street, West Launceston, is required by D445/91 to operate only between 7am and 7pm. It is apparent that the operating hours of the service station have expanded since that time and now include the after-hours self-service sales throughout the night.

The current operators, having been made aware of the previous approved trading hours, seek approval to operate the service station 24 hours per day, seven days per week. It is proposed that the service station be manned between 5am and 10pm and that only self-service fuel sales be available between 10pm and 5am.

Other than manned operations starting at 5am, other than the previous 6am, it is asserted by the applicants, that the service station has been operating in this manner for around six years.

No development is proposed.

Vehicle Fuel Sales and Service is a permitted use in the Local Business zone.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is an 1865m<sup>2</sup>, irregular shaped lot, location on the northern side of the Cambridge and Vaux Street junction in West Launceston. The site falls gently from Cambridge Street towards Vaux Street.

Currently the site contains a service station and a, presently vacant separate, workshop building.

The surrounding area is zoned General Residential and is developed for a mix of single and multiple dwellings.

Cambridge Street is a collector road, providing a significant link between Peel Street and Outram Street. Vaux Street is part of a major collector route from the City centre to West Launceston, Summerhill and Prospect.

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- 9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

20.0 Local Business Zone

<p>20.1.1 Zone Purpose Statements</p> <p>20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.</p> <p>20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.</p> <p>20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.</p> <p>20.1.1.4 To create:</p> <p>(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and</p> <p>(b) appropriate provision for car parking, pedestrian access and traffic circulation.</p> <p>20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.</p>
<p><b>Consistent</b></p> <p>The existing service station of the site at 167-169 Cambridge Street, West Launceston provided retail services to meet the convenience needs of the local area. The proposal to extend the manned trading hours of the service station to 5am to 10pm and allow the unmanned self-service sale of fuel between 10pm and 5am is also to provide for the convenience of customers in the local area.</p> <p>Throughout the Launceston area, there are a number of service stations that operate in a similar manner to provide after-hours fuel sales for essentially local customers.</p>

**20.3 Use Standards**

20.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
<p><b>Consistent</b></p> <p>The proposal complies with the performance criteria.</p>
<p>A1 Commercial vehicles must only operate between 6am and 10pm Monday to Friday and 7am to 5pm Saturday and Sunday.</p>
<p><b>Complies</b></p> <p>The applicants advise that fuel deliveries are not made outside the prescribed hours. Similarly, deliveries of goods for the convenience store component of the service station are limited to normal business hours.</p>

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

<p>A2 Operating hours, except for office and administrative tasks, must be between:</p> <ul style="list-style-type: none"> <li>(a) 6am and 10pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential and Urban Mixed Use zones; or</li> <li>(b) 6am to midnight otherwise.</li> </ul>
<p><b>Relies on Performance Criteria</b></p> <p>The site is adjacent to the General Residential zone and it is proposed that the service station be open and manned between 5am and 10pm and unmanned - but open for self-service fuel sales, utilising an external card payment machine, between 10pm and 5am. Performance criteria are relied upon.</p>
<p>P2 Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the proposed use;</li> <li>(b) the characteristics and frequency of any emissions generated;</li> <li>(c) the extent and timing of traffic generation;</li> <li>(d) the hours of delivery and despatch of goods and materials; and</li> <li>(e) the existing levels of amenity.</li> </ul>
<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>(a) The applicants advise, that on average, there are five to six after-hours customers visiting the site to purchase fuel.</li> <li>(b) Given the low usage numbers and based on the comments of the representors, emissions from the site are minimal other than from the occasional customers who may gather on the site and engage in <i>hooning</i> behaviour.</li> <li>(c) The evidence provided by the applicants shows that traffic generation is usually a single vehicle at any time over the night.</li> <li>(d) There is no delivery or dispatch of goods during the after-hours period. The service station is unmanned and customers utilise the card machine to purchase self-serve fuel.</li> <li>(e) The applicants advise that the self-service, after hours, function has been in operation since mid-2015. Three complaints have been received from a nearby resident since December 2020, suggesting the existing amenity levels are acceptable, except perhaps for the impact of one or possibly one group of the existing customers.</li> </ul> <p>Overall it is considered that the operation of the service station, including the after-hours self-service function, does not unreasonably impact on the amenity of nearby sensitive uses. If on occasion some customers behave in a manner to cause a nuisance, it is appropriate for residents to notify the police.</p>

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

It is relevant that the after-hours use of the service station is infrequent and has been such for some six years, with complaint being received on three occasions since 2020. Occasional interruption, whilst annoying, is not considered an unreasonable impact in the context of community. Similar after hours service stations operate throughout Launceston.

The performance criteria are considered to be met.

**20.3.2 Mechanical plant and equipment**

**Objective:**  
To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

**Consistent**  
Complies with the acceptable solution. No new plant or equipment is proposed.

**A1** Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

**Complies**  
No new plant or equipment is proposed. A standard amenity condition will be imposed which includes reference to noise.

**20.3.3 Light spill and illumination**

**Objective:**  
To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

**Consistent**  
The proposal complies with the acceptable solution.

**A1** The use must:  
(a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and  
(b) contain direct light from external light sources within the boundaries of the site.

**Complies**  
The proposal is for a change in the hours of operation. No new lighting is proposed.

**20.3.4 Noise levels**

**Objective:**  
To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

<p><b>Consistent</b></p> <p>A1 Noise generated by a use on the site must:</p> <ul style="list-style-type: none"> <li>(a) not exceed a time average A-weighted sound pressure level (L<sub>aeq</sub>) of 5dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</li> <li>(b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.</li> </ul>
<p><b>Relies on Performance Criteria</b></p> <p>The acceptable solution of 5dB(A) above background noise will be difficult to achieve as most cars driving down Cambridge Street will increase the noise level by more than 5dB(A) in their approach and departure. Performance criteria are relied upon.</p>
<p>P1 Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use;</li> <li>(b) the characteristics of the noise emitted;</li> <li>(c) background noise levels;</li> <li>(d) any mitigation measures proposed;</li> <li>(e) the topography of the site; and</li> <li>(f) the character of the surrounding area.</li> </ul>
<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>(a) Based on the figures provided by the applicant, it is clear that there is infrequent use of the service station to purchase fuel after hours. As this has been operating for several years, it is unlikely that the current levels will change significantly.</li> <li>(b) In most instances, users will visit the site, refuel their vehicle and leave the site without making any noise other than that attributable to the normal use of the road.</li> <li>(c) Background noises in the area are representative of any residential area adjoining a collector road. In other words there will be sporadic traffic noise throughout the night at a greater level than a suburban street.</li> <li>(d) Mitigation options to regulate the behaviour of occasional customers, however a condition could be applied to require security camera recordings to be kept for not less than one week to enable copies to be provided to the police in the event of <i>hooning</i> complaints.</li> <li>(e) The site is relatively flat. The topography has no bearing on potential noise levels.</li> <li>(f) The surrounding area is residential with a mix of single and multiple dwellings.</li> </ul> <p>The sound of motor vehicles travelling along Cambridge Street, including slowing, stopping and accelerating at the Vaux Street junction, is not considered to unreasonably impact on the amenity of nearby sensitive uses. This is the normal use of the road that one should expect to experience on a daily basis.</p>



**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

Similarly, it is not unreasonable to expect occasional louder, more intrusive, vehicle noises, including excessive acceleration and hard braking. Some of these may be generated by users of the service station and some may come from the use of the intersection.

The noise levels generated by the normal use of the service station after hours is not considered to unreasonably impact on the amenity of nearby sensitive uses and the performance criteria are considered to be met.

**20.4 Development Standards**

**E2.0 Potentially Contaminated Land Code**

E2.1 The purpose of this provision is to:

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

**Consistent**  
The proposal is exempt from the provisions of the Code by clause E2.4.4 in that there is not disturbance of more than 1m<sup>2</sup> of the ground.

**E2.6 Development Standards**

**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.

**Consistent**  
The proposal to extend the hours of operation of the service station does not alter the requirements for the provision of parking, nor is any change to the parking arrangements proposed. Further consideration of this code is not warranted.

**E7.0 Scenic Management Code**

E7.1 The purpose of this provision is to:

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
- (c) ensure that vegetation is managed for its contribution to the scenic landscape.

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

**Consistent**  
 The proposal to extend the hours of the service station is exempt from the provisions of the code by virtue of clause E7.4.1 (a) - use without development.

**4. REFERRALS**

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

**5. REPRESENTATIONS**

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 2 October to 18 October 2021. Four representations were received, although one was a late representation. 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>Issue 1</b>  <b>Since the self-service has been in place there has been a sharp increase in disruptive and antisocial behaviour by hoons and youths.</b></p>
<p><i>Response 1</i>  <i>The applicants assert that the 24/7 facility has been in place since 2015 and have provided a statement from Northern Fuel Maintenance Pty Ltd attesting that they installed the unit in April 2015. It was brought to the Council's attention December 2020 through investigation of a noise complaint.</i></p>

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

<p><b>Issue 2</b>  <b>This is a suburban area and it is not an appropriate setting for this kind of business operation that attracts the kind of people it does after hours.</b></p>
<p><i>Response 2</i>  <i>The operation and number of service stations throughout Launceston has changed over the years to meet the needs and expectations of their customers. Many have closed and many have become the de-facto corner store. Many service stations remain that are bordered by residential uses, some have after-hours card facilities and some do not. Service stations, like most businesses, will attract a range of customers.</i></p>
<p><b>Issue 3</b>  <b>Traffic has increased in the area as a result of the success of the service station. We have real issues with hooning and speeding behaviour along Cambridge Street on any given day.</b></p>
<p><i>Response 3</i>  <i>Hooning and speeding behaviour is not the result of the service station and should be reported to the Police who will respond appropriately. This is not a planning matter.</i></p>
<p><b>Issue 4</b>  <b>There will be extra noise with more people loitering around. The loud sounds now are bad enough, with extended hours it will be worse. Some car owners do not care how much they rev their engines when they have filled up.</b></p>
<p><i>Response 4</i>  <i>Given that it is acknowledged that the service station has been operating the after-hours facility for quite some time, it is unlikely that approval for this will alter the current situation markedly. Inappropriate behaviour by motorists should be reported to the Police whether during the day or after hours. This is not a planning matter.</i></p>
<p><b>Issue 5</b>  <b>The applicant outlined on average five - six customers used the service station each night between January and May 2021. It only takes one of these to cause a disturbance. This will become worse if the customer base increases.</b></p>
<p><i>Response 5</i>  <i>It is accepted by the representor that the current customer base is small and on the advice that this has been operating for over five years, rapid change is not considered likely.</i></p>
<p><b>Issue 6</b>  <b>Have called the Police multiple times to report noise and general loitering at the service station.</b></p>
<p><i>Response 6</i>  <i>Calling the Police to report inappropriate behaviour is the correct thing to do. This is not a planning matter.</i></p>

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

<p><b>Issue 7</b>  <b>Does a residential area really need a service station open for filling between 10pm and 5am. Stations in Prospect, Glen Dhu and Kings Meadows do not offer this option whilst others closer to the City do.</b></p>
<p><i>Response 7</i>  <i>The operators of the service station believe there is a small but real need for the operation of a 24/7 facility.</i></p>
<p><b>Issue 8</b>  <b>Notwithstanding that the service station has been operating 24/7 without approval for some time, possibly a trial period with the station manned all night to limit anti-social behaviour could be considered.</b></p>
<p><i>Response 8</i>  <i>The applicant has advised that the number of customers currently using the after-hours service is not sufficient to warrant a manned service.</i></p>
<p><b>Issue 9</b>  <b>Concerned about increased traffic to the service station. There is no other 24/7 activity in the area, so this extra traffic will be a new and unwelcome development.</b></p>
<p><i>Response 9</i>  <i>This comment effectively supports the applicant's advice that only a small number of customers use the card facility between 10pm and 5am as the representor has not noticed high after hours traffic numbers.</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.

**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.

**9.1 DA0314/2021 - 167-169 Cambridge Street, West Launceston - Vehicle Fuel Sales and Service - Extend Operating Hours to 24/7 (Self Service - Fuel Sales Only 10pm - 5am) (Retrospective) ...(Cont'd)**

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**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Richard Jamieson - Acting General Manager Community and Place Network**

**ATTACHMENTS:**

1. Locality Map - 167-169 Cambridge Street, West Launceston (*electronically distributed*)
  2. Representations - 167-169 Cambridge Street, West Launceston (*electronically distributed*)
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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street)**

**FILE NO:** DA0541/2021

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

**ACTING GENERAL MANAGER:** Richard Jamieson (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:	Or Holdings Pty Ltd
Property:	60 Galvin Street and 58 Galvin Street, South Launceston
Zoning:	Inner Residential
Receipt Date:	24/09/2021
Validity Date:	28/09/2021
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	25/11/2021
Representations:	Three

**STANDARDS REQUIRING COUNCIL DISCRETION**

11.4.10 Rear and side setbacks  
11.4.11 Walls on boundaries  
11.4.16 Density control of multiple dwellings  
11.4.20 Streetscape integration and appearance  
11.4.23 Development for discretionary uses  
E6.6.2 Design and layout of parking areas

**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 DA0541/2021 - Residential - construction of a second dwelling (with access over part of 58 Galvin Street) at 60 Galvin Street, South Launceston, subject to the following conditions:

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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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**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 Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - b. Site Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - c. Existing House - Level 1 Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - d. Existing House - Roof Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - e. Existing House - Northern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - f. Existing House - Eastern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - g. Existing House - Southern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - h. Existing House - Western Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - i. Proposed Town House - Level 1 & 2 Plans, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - j. Proposed Town House - Roof Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - k. Proposed Town House - Northern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - l. Proposed Town House - Eastern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - m. Proposed Town House - Southern Elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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- n. Proposed Town House - Western elevation, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - o. Landscape Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - p. Private Open Space Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - q. Strata Title Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - r. Plumbing Plan, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - s. Shadow Diagram 7.38am sunrise, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - t. Shadow Diagram 8am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - u. Shadow Diagram 9am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - v. Shadow Diagram 10am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - w. Shadow Diagram 11am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - x. Shadow Diagram 12 noon, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - y. Shadow Diagram 1pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - z. Shadow Diagram 2pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - aa. Shadow Diagram 3pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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- ab. Shadow Diagram 4pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ac. Shadow Diagram 4.48 sunset, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ad. Western Neighbour Shadow Diagram 7.38am sunrise, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ae. Western Neighbour Shadow Diagram 8am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - af. Western Neighbour Shadow Diagram 9am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ag. Western Neighbour Shadow Diagram 10am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ah. Western Neighbour Shadow Diagram 11am, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ai. Western Neighbour Shadow Diagram 12 noon, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - aj. Western Neighbour Shadow Diagram 1pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - ak. Western Neighbour Shadow Diagram 2pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - al. Western Neighbour Shadow Diagram 3pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - am. Western Neighbour Shadow Diagram 4pm, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
  - an. Western Neighbour Shadow Diagram 4,48 pm sunset, prepared by Honed Architecture + Design, project no. 2109, private residence at 60 Galvin Street, South Launceston, revision A, page A-DA-01, dated May 2021.
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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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**2. OBSCURE GLAZING**

The window on the eastern facade, adjacent to the stairs, shall be fitted with obscure glazing.

**3. LEGAL TITLE**

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

**4. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01652-LCC, 21/10/2021 and attached to the permit.

**5. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

**6. SITE LANDSCAPING**

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Council.

**7. FENCING**

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

**8. MULTIPLE DWELLINGS - SERVICE FACILITIES**

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. mail receptacles must be provided and appropriately numbered for each dwelling unit.
  - b. each multiple dwelling must be provided with a minimum 6m<sup>3</sup> exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
  - c. either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.
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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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**9. RIGHT OF WAY**

All right of ways shown within the approved plans must be registered on the property titles prior to the use commencing.

**9. 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.

**10. 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.

**11. 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.

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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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**12. 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.

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.

**13. 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.

**14. 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.

**15. CAPPING OF SERVICES**

Unused service connections must be capped for possible future use, or permanently sealed with concrete plugs and the disused portion of pipe filled with an approved medium. The location of any capped services must be located on a site plan and provided to the Council.

**16. AMENITY**

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

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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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## **17. 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.

## **18. 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 DA0541/2021. 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.*

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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

**B. Restrictive Covenants**

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

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

**C. Appeal Provisions**

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

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

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

**D. Permit Commencement**

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

**E. Heat Pump Use**

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

**F. Street Addresses for Multiple Dwellings**

*Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:*

<i>Dwelling No.</i>	<i>Strata Lot No.</i>	<i>Street Address</i>
<i>Existing</i>	<i>1</i>	<i>1/60 Galvin Street, South Launceston</i>
<i>2</i>	<i>2</i>	<i>2/60 Galvin Street, South Launceston</i>

*The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.*

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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*F. No Approval for Alterations to Driveway Crossover*

*No approval to install a new, or alter an existing, driveway crossover in any way has been granted or is implied by the issue of this Planning Permit.*

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**REPORT:**

**1. THE PROPOSAL**

It is proposed to construct a new two-storey dwelling with three bedrooms and two bathrooms upstairs and open plan kitchen, living and dining room plus laundry and double garage at ground level.

Additionally, it is proposed to construct alterations and additions to the existing dwelling, including a single garage with a 6.3m long boundary wall 3.6m high on the western boundary.

Multiple dwellings are discretionary within the Inner Residential zone.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is a generally rectangular lot of 637m<sup>2</sup> on the northern side of Galvin Street, South Launceston. The site falls some 1.5m generally to the north-west with an average gradient of 3.3%.

The site contains an existing single-storey dwelling towards the front of the lot and with driveway access on either side. The eastern side driveway includes a small triangular section towards the rear of the dwelling that is part of the adjoining title of 58 Galvin Street, over which the subject site has a right of way.

To the north of the site is the John Calvin School and the site is otherwise surrounded by residential development within the Inner Residential zone. On the eastern side of the rear boundary, the school has a large roofed sports area, approximately 380m<sup>2</sup> with an effective height of two storeys.

The adjoining property to the west contains two multiple dwellings. The eastern boundary adjoins a shorter lot fronting Galvin Street and the long rear yards of two lots fronting Mulgrave Street. These three lots all contain single dwellings.

The site is within the combined sewer and stormwater area and is connected to TasWater's reticulated water supply.

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**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

There is a large conifer tree and some smaller trees at the northern end of the site. Other large trees exist at 64 Galvin Street and the adjoining school property, plus a hedge row of tall *pittosporums* at the adjoining 20 Mulgrave Street.

**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 alterations and additions to the existing dwelling, remove a large conifer tree and construct a new two-storey dwelling at the rear of the existing dwelling at 62 Galvin Street, South Launceston, is consistent with the purpose of the zone to provide for a variety of residential uses and dwelling types - close to services and facilities in inner urban and historically established areas.

**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.

**Consistent**

The proposal satisfies the acceptable solution.

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.



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**Complies**

The proposed site coverage is of the two dwellings is some 293m<sup>2</sup>, or around 46% of the 637m<sup>2</sup> site. Some 26% of the site will remain pervious to rainfall.

11.4.8 Building height

**Objective:**

To ensure that the building height respects the character of the surrounding area.

**Consistent**

The proposal satisfies the acceptable solution.

A1 Building height must be no greater than 9m.

**Complies**

The proposed new dwelling has a maximum height of 6.7m and the extensions to the existing dwelling have a maximum height of 3.6m.

11.4.9 Frontage setbacks

**Objective:**

To ensure that the setbacks from a frontage respect the character of the surrounding area.

**Consistent**

The proposed works are behind the existing frontage. No change to the existing frontage is proposed.

11.4.10 Rear and side setbacks

**Objective:**

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.

**Consistent**

The proposal complies with the applicable performance criteria.

A1 Buildings must be set back from the rear boundary no less than 2.5m.

**Complies**

The proposed dwelling is setback from the rear boundary 3.3m.

A2 Buildings must be set back from side boundaries no less than:

- (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
- (b) for lots greater than 1,000m<sup>2</sup>, 2.0m, 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.

**Relies on Performance Criteria**

The subject site has an area of 637m<sup>2</sup> and the proposed dwelling has a height of 3m on its ground floor western facade, setback 1.5m from the side boundary and a height of 6.4m with a setback of 3m from the side boundary.

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Based on the prescribed measures of the acceptable solution the dwelling requires a setback of 1m for the 3m high ground floor, and a setback of 1.9m for the 6.4m second storey.

The proposed dwelling is within the building envelope described by the acceptable solution.

The proposed garage/carport for the existing dwelling is to be built to the boundary, with a wall height of 3.6m for a length of 6.3m. The acceptable solution seeks a 1m setback and the proposal relies upon performance criteria.

P2 Building setback to the rear boundary must be appropriate to the location, having regard to:

- (a) the ability to provide adequate private open space;
- (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 proposed location of the carport and its height have no impact upon the provision of adequate private open space to the existing dwelling.
- (b) Whilst the proposed garage, at the rear of the existing dwelling, will not impact upon the character of the broader area, the construction of a 3.6m high wall for 6.3m on the boundary and adjacent to the private open space (deck area) of the adjoining dwelling will have a visual impact on the residents of the adjoining dwelling.
- (c) The proposed solid wall prevents any overlooking or impact on the privacy of the adjoining open space and deck area. The proponents shadow drawings show that the proposed garage wall will cast some shadow over less than 50% of the rear deck of the adjoining dwelling until 1pm and will completely shadow the eastern side deck for that period. It is asserted, by the applicant, that the existing shadows from the fence, tree and existing carport to the north of this deck already create a greater level of shading.
- (d) The site is a rectangular lot of 637m<sup>2</sup>. It is orientated generally north/south. Being some 15m wide, most development is forced to cast a morning shadow over the western boundary and an afternoon shadow over the eastern boundary.

Having regard to the above and also to development in the surrounding area that show several examples of building to the boundary (not least the front bedroom of 62 Galvin Street and the dwelling at 58 Galvin Street both of which adjoin the boundary of the subject site), it is considered that the proposed development is appropriate to the location.

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11.4.11 Walls on boundaries

<p><b>Objective:</b> To ensure that the location, length and height of a wall on a boundary:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the character of the area; and</li> <li>(b) minimises the impact on the amenity of adjoining sensitive uses.</li> </ul>
<p><b>Consistent</b> The proposal satisfies the performance criteria.</p>
<p>A1.1 The length of walls constructed on or within 150mm of a side or rear boundary must:</p> <ul style="list-style-type: none"> <li>(a) abut the boundary for a length no greater than 10m; or</li> <li>(b) where there are existing or simultaneously constructed walls or carports abutting the boundary on an adjoining lot, not exceed the length of those walls or carports; whichever is the greater.</li> </ul> <p>A1.2 The height of walls constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary must have:</p> <ul style="list-style-type: none"> <li>(a) an average height no greater than 3m; and</li> <li>(b) a height of no greater than 3.6m unless the wall abuts an existing or simultaneously constructed wall with a greater height.</li> </ul>
<p><b>Relies on Performance Criteria</b> Whilst the proposed boundary wall on the extension to the existing dwelling has a length of only 6.3m, it has a height of 3.6m for its length and does not satisfy A1.2. The proposal relies upon performance criteria.</p>
<p>P1 Walls constructed on or within 150mm of a side or rear boundary must not unreasonably impact on the amenity of adjoining sensitive uses having regard to:</p> <ul style="list-style-type: none"> <li>(a) any walls on boundaries in the surrounding area;</li> <li>(b) the visual impact when viewed from adjoining lots;</li> <li>(c) existing walls on the boundary of adjoining lots;</li> <li>(d) the orientation of the boundary that the wall is being built on;</li> <li>(e) the size and dimensions of the lot;</li> <li>(f) the topography of the site; and</li> <li>(g) the need to increase the wall height to screen a box gutter.</li> </ul>
<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>(a) Several buildings within the surrounding area have walls constructed to the boundary. Notably, 62 Galvin Street has a side wall of around 6m to the common boundary with the subject site.</li> <li>(b) The visual impact of the wall of 62 Galvin Street when viewed from the western driveway of the subject site is relatively minor. Whilst being a brick wall of over 3m in height its impact is lessened by being adjacent to a driveway.</li> <li>(c) As noted there is an existing brick wall on the western boundary of the subject site and on the eastern side of the site is the boundary wall of the neighbouring dwelling.</li> </ul>

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(d) The long boundary runs slightly north-east to slightly south-west and is on the eastern side of the adjacent dwelling.

(e) The subject site is a lot of 637m, some 15m wide and 42.6m long.

(f) The site falls around 1.5m from the south-east corner to the north-west corner at an average gradient of 4%.

(g) The proposal does not include a box gutter.

Clearly, the proposed boundary wall will have an impact upon the amenity of the adjacent residents, particularly when using the deck area. The extent to which this may be considered unreasonable is significantly mitigated by the existing overshadowing from the large tree and from existing buildings on that site. Similarly, it is not uncommon for dwellings and private open space in the area to face boundary walls.

Having regard to the above, the proposed boundary wall is not considered to have an unreasonable impact upon the amenity of the adjoining dwelling. 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 complies with the acceptable solution.

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.

**Complies**  
Car parking and turning areas are not located in the front setback.

A3 A garage or carport must be:

- (a) within 10m of the dwelling it serves; and
- (b) located no less than 5.5m from a frontage; or
- (c) with a setback equal to or greater than the setback of the dwelling to the frontage; or
- (d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.

**Complies**  
The proposed garage for the existing dwelling is located adjacent to the dwelling and behind the building line. Parking for the proposed dwelling is within the footprint of that dwelling.

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<p>A4</p> <p>(a) The total width of the door or doors on a garage facing a frontage must be no wider than 6m; or</p> <p>(b) the garage must be located within the rear half of the lot when measured from the frontage.</p>
<p><b>Complies</b></p> <p>The proposed garage for the existing dwelling faces the frontage and has a door 2.5m wide. The double garage within the proposed dwelling does not face the frontage.</p>

11.4.13 Overlooking

<p>Objective:</p> <p>To minimise:</p> <p>(a) overlooking into private open space and habitable room windows; and</p> <p>(b) the impact on the amenity of the adjoining and the subject site.</p>
<p><b>Consistent</b></p> <p>The proposal satisfies 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> <p>(a) be offset no less than 1.5m from the edge of one window to the edge of the other; or</p> <p>(b) have sill heights no less than 1.7m above floor level; or</p> <p>(c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or</p> <p>(d) have permanently fixed external screens to no less than 1.7m above floor level; and</p> <p>(e) have obscure glazing and screens must be no greater than 25% transparent; or</p> <p>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.</p>
<p><b>Complies</b></p> <p>The ground floor windows on the western facade of the proposed dwelling will be separated from the adjoining dwelling to the west by a 1.8m high fence, required as a standard condition.</p> <p>The upstairs windows on the western facade are to bedrooms and bathrooms and all have a sill height of 1.7m above the floor level.</p> <p>Windows to the north and south do not have a direct view into the private open space or a habitable room of another dwelling.</p> <p>The window to the stair landing on the eastern wall of the proposed dwelling will be conditioned to contain obscure glazing.</p>

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11.4.16 Density control of multiple dwellings

<p><b>Objective:</b> To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road and the surrounding area.</p>
<p><b>Consistent</b> The proposal satisfies the applicable acceptable solution and performance criteria.</p>
<p>A1 Multiple dwellings must have a site area per dwelling of no less than 350m<sup>2</sup>.</p>
<p><b>Relies on Performance Criteria</b> The subject site has an area of 637m<sup>2</sup>, giving the dwellings a site area of 318.5m<sup>2</sup>. Performance criteria are relied upon.</p>
<p>P1 Multiple dwellings must not detract from the character of the surrounding area, having regard to: (a) the character of the streetscape; (b) the density of dwellings in the surrounding area; (c) the proximity of multiple dwellings on nearby sites; and (d) the proximity to public transport routes and services; and must have a site area per dwelling of not less than 250m<sup>2</sup>.</p>
<p><b>Complies</b> (a) The character of the streetscape is largely defined by a row of individual cottages fronting the street. The depth of the lots vary and is not readily evident from the street. Similarly, many have a dwelling behind and again this is not readily evident in the streetscape. The proposed new dwelling, whilst two-storey, will not be readily evident in the streetscape. To the extent that it is, it will blend with the adjoining school building in the distant backdrop of the older hospital buildings on Howick Street. (b) There is a range in densities in the immediate area of Galvin Street with some single dwellings on more than 1000m<sup>2</sup> (61 Galvin Street) and others on as little as 200m<sup>2</sup> (58 Galvin Street). The adjoining multiple dwellings at 62 Galvin Street have a density of around 335m<sup>2</sup>. The proposed density of 318.5m<sup>2</sup> is compatible with these surrounding densities. (c) There are multiple dwellings on the adjoining site, 62 Galvin Street and on 64 Galvin Street, plus several other sites within the vicinity. (d) Bus stops and a local shop are available on Mulgrave Street. The site is considered to be within a reasonable walking distance of the CBD.</p>
<p>The site area per dwelling is greater than 250m<sup>2</sup>.</p>
<p>Having regard to the above, it is considered that the proposal will not detract from the character of the surrounding area and that the performance criteria are met.</p>
<p>A2 Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.</p>

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**Complies**  
 The Council's records indicate that, of the 26 Inner Residential zoned lots on Galvin Street, between Mulgrave and Wellington Streets, there are seven that contain multiple dwellings. At 40% the acceptable solution provides for up to ten lots to contain multiple dwellings.

11.4.17 Private open space for multiple dwellings

<p><b>Objective:</b>                  To provide adequate and useable private open space for the needs of residents.</p>
<p><b>Consistent</b>                  The proposal satisfies the acceptable solution.</p>
<p>A1.1 Each multiple dwelling must have private open space:                  (a) with a continuous area of 24m<sup>2</sup> and a horizontal dimension of no less than 4m;                  (b) directly accessible from, and adjacent to, a habitable room other than a bedroom;                  (c) with a gradient no steeper than 1:16;                  (d) located on the side or rear of the dwelling; and                  (e) that is not provided within the setback from a frontage.                  A1.2 Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than a bedroom, of:                  (a) a balcony of 8m<sup>2</sup> with a minimum dimension of 2m<sup>2</sup>; or                  (b) a roof-top area of 10m<sup>2</sup> with a minimum width of 2m<sup>2</sup>.</p>
<p><b>Complies</b>                  The private open space plan (drawing A-DA-16) shows that each dwelling has the required private open space and that it is appropriately located to the north of each dwelling, with direct access from a habitable room and achieving the minimum 24m<sup>2</sup> with a 4m horizontal dimension.</p>
<p>A2 The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than (2m + 0.9h) metres, where 'h' is the height of the wall as indicated in Figure 11.4.17.</p>
<p><b>Complies</b>                  Each area of private open space is able to meet the setback requirements of A2. There is not a wall greater than 2m in height within 3.8m of the southern boundary of the private open space.</p>

11.4.18 Site facilities for multiple dwellings

<p><b>Objective:</b>                  To provide adequate site and storage facilities for multiple dwellings.</p>
<p><b>Consistent</b>                  The proposal satisfies the acceptable solution.</p>
<p>A1 Each multiple dwelling must have access to 6m<sup>3</sup> of secure storage space not located between the primary frontage and the facade of a dwelling.</p>

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<p><b>Complies</b> Appropriate storage sheds for each dwelling are shown on the proposed strata plan (A-DA-17).</p>
<p>A2 Mailboxes must be provided at the frontage.</p>
<p><b>Complies</b> Mail boxes for each dwelling are shown on the proposed strata plan (A-DA-17).</p>
<p>A3 No less than 2m<sup>2</sup> per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m.</p>
<p><b>Complies</b> Bin storage for each dwelling are shown on the proposed strata plan (A-DA-17).</p>

11.4.19 Common property for multiple dwellings

<p>Objective: To ensure that common areas are easily identified.</p>
<p><b>Consistent</b> The proposal satisfies the acceptable solution.</p>
<p>A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking, including visitor parking; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.</p>
<p><b>Complies</b> Common areas are shown on the proposed strata plan (A-DA-17).</p>

11.4.20 Streetscape integration and appearance

<p>Objective: To: (a) integrate the layout and form of residential development with the road; and (b) promote passive surveillance; and (c) enhance streetscapes.</p>
<p><b>Consistent</b> The proposal satisfies the performance criteria.</p>
<p>A1 Dwellings, other than outbuildings, must: (a) have a front door and a window to a habitable room in the wall that faces a road; or (b) if not immediately adjacent to a road, face an internal driveway or common open space area.</p>
<p><b>Relies on Performance Criteria</b> The proposed new dwelling has a front door facing the side boundary rather than the driveway and relies upon performance criteria.</p>



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P1 Dwellings, other than outbuildings, must respect the streetscape and enable passive surveillance, having regard to:

- (a) the character of the streetscape;
- (b) observation of roads, internal driveways and communal open space; and
- (c) providing an identifiable and visible entrance.

**Complies**

The proposed dwelling has windows to the living room that face the driveway area to provide for observation of that area. The front door will be readily apparent to persons travelling down the driveway.

A2 Dwellings, other than outbuildings, must provide a porch, shelter, awning, recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.

**Complies**

The roof plan demonstrates appropriate shelter for the front door.

A3 The height of fences on and within 4.5m of a frontage must be no higher than:

- (a) 1.2m if solid; or
- (b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.

**Complies**

A standard fencing condition consistent with the acceptable solution is applied to multiple dwelling developments.

**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 satisfies 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**

Two small outbuildings are proposed to satisfy the requirement for storage for each dwelling. The combined area of these is less than 42m<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.

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

<p><b>Consistent</b> As demonstrated in the assessment against previous standards, the proposal satisfies the performance criteria.</p>
<p>A1 No acceptable solution.</p>
<p><b>Relies on Performance Criteria</b> 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:</p> <ul style="list-style-type: none"> <li>(a) the setback of the building to a frontage;</li> <li>(b) the streetscape;</li> <li>(c) the topography of the site;</li> <li>(d) the building height, which must not be greater than 8m;</li> <li>(e) the bulk and form of the building;</li> <li>(f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;</li> <li>(g) setbacks to side and rear boundaries;</li> <li>(h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;</li> <li>(i) the degree of overshadowing and overlooking of adjoining lots;</li> <li>(j) mutual passive surveillance between the road and the building;</li> <li>(k) any existing and proposed landscaping;</li> <li>(l) the visual impact of the building when viewed from adjoining or immediately opposite lots;</li> <li>(m) the location and impacts of traffic circulation and parking; and</li> <li>(n) the character of the surrounding area.</li> </ul>
<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>(a) The proposed new dwelling is located behind the existing dwelling fronting Galvin Street.</li> <li>(b) For all practical purposes, the streetscape will not be significantly altered by the proposed new dwelling or the alterations and additions to the existing dwelling.</li> <li>(c) As noted previously, the site has a gentle fall to the north-west.</li> <li>(d) The building height is less than 8m and whilst taller than the adjoining dwellings, is compatible with the adjoining school building to the north-east.</li> <li>(e) The proposed dwelling is a two-storey dwelling with the western side of the upper floor setback a further 1.5m to reduce the perception of bulk to the adjacent dwelling. The alterations to the existing dwelling include a 3.6m high boundary wall which presents as bulk to the adjacent dwelling, although not out of character with the expectation of boundary walls in the broader area.</li> <li>(f) The height, bulk and form of the proposed dwelling is greater than that of existing dwellings on the adjoining and adjacent lots, but not of the building on the adjoining school lot.</li> </ul>

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

- (g) The proposed new dwelling complies with the prescribed boundary setbacks, whilst the boundary wall associated with the existing dwelling relies upon performance criteria to demonstrate compatibility with the surrounding area.
- (h) The proposal satisfies the applicable acceptable solutions with regard to solar access and privacy.
- (i) The shadow drawings provided demonstrate that the proposal will alter the existing overshadowing circumstances such that some direct sunlight will be gained and some lost. As discussed earlier, this impact is not considered to be unreasonable.
- (j) Mutual passive surveillance between the street and the existing dwelling will not change. The proposed dwelling at the rear of the site does not alter this.
- (k) The site is currently overgrown and contains a substantial conifer tree. This tree is to be removed to facilitate the proposed new dwelling. The removal of the existing tree, whilst incidental to the current proposal, does not require approval in its own right. Domestic landscaping is proposed around the new dwelling.
- (l) Undoubtedly, the proposed dwelling will appear as a substantial dwelling when viewed from 62A Galvin Street where their current view is dominated by a large tree, otherwise it will present simply as a two-storey dwelling.
- (m) The proposal includes two driveways. One provides for the existing dwelling and has the vehicles tandem parked and therefore either reversing in or reversing out. The other driveway provides access to the garage of the new dwelling and provides a turning area for vehicles to enter and leave in a forward direction.
- (n) The proposed dwelling at the rear of the existing dwelling will not significantly alter the character of the area which is dominated by single dwellings fronting Galvin Street, on varying lot sized and with many of these dwellings have another dwelling at the rear.

Having regard to the above, the proposal to construct a two-storey dwelling at the rear of the existing dwelling is considered to be compatible with the streetscape and character of the area. Whilst it will impact upon the surrounding amenity, such impact is not considered to be unreasonable and the performance criteria are considered to be met.

**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.

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

**Consistent**  
 The proposal provides for the reasonable parking requirements of the residents and is consistent with 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.

**Consistent**  
 The proposal satisfies 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  
 (d) be in accordance with an acceptable solution contained within a parking precinct plan.

**Complies**  
 The Table requires the provision of two car parking spaces for each dwelling, plus one visitor parking space.  
  
 The proposal provides two car parking spaces and one visitor parking space for each dwelling, with those for the existing dwelling reliant upon tandem parking.

**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

**Objective:**  
 To ensure that parking areas are constructed to an appropriate standard.

**Consistent**  
 The proposal satisfies the acceptable solution.

**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.

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

**Complies**

All proposed parking spaces have a gradient less than 10%, are formed and paved and drain to the public stormwater.

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

**Objective:**

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

**Consistent**

The proposal satisfies the acceptable solution.

A1.1 Car parking, access ways, manoeuvring and circulation spaces must:

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1m above the parking surface level.

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

**Relies on Performance Criteria**

The proposal provides six car parking spaces and whilst there is manoeuvring areas for forward entry and exit to the proposed dwelling, the three car parking spaces for the existing dwelling are tandem and therefore, must reverse in or out. Performance criteria are relied upon.

P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:

- (a) the characteristics of the site;
- (b) the proposed slope, dimensions and layout;
- (c) vehicle and pedestrian traffic safety;
- (d) the nature and use of the development;
- (e) the expected number and type of vehicles;
- (f) the nature of traffic in the surrounding area; and
- (g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

**Complies**

Given the effective separation of the two dwellings the separation of the car parking spaces is considered to be both safe and convenient. This separation is guided by the existing two access points and driveways.

The nature and quantity of vehicle movements is expected to remain consistent with the residential use of the area and having regard to the applicable prescribed matters, the proposal is considered to satisfy the performance criteria.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure and Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
<b>EXTERNAL</b>	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/01652-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**5. REPRESENTATIONS**

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 6 October to 20 October 2021. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

<p><b>Issue 1</b>  <b>The combined sewer and stormwater service in the area is at capacity and further development adding additional roof and hardstand area will result in failure during rain events. Recent rains in Mulgrave Street caused flooding in my Mulgrave Street property.</b></p>
<p><i>Response 1</i>  <i>TasWater has granted consent to the proposal, advising that stormwater detention is required. This is a standard expectation for development within the combined service area and a standard condition requiring appropriate detention is proposed.</i></p>
<p><b>Issue 2</b>  <b>The construction of the covered play area at the John Calvin School has blocked all winter sun from our property. The proposed two-storey dwelling will block more light from our property for several months of the year making it difficult to maintain a garden.</b></p>
<p><i>Response 2</i>  <i>The subject site is angled some 32 degrees to the north west. The proposed dwelling is to the south-west of the representor's property and on 21 June no shadow from the dwelling will cross that boundary before 3pm.</i></p>
<p><b>Issue 3</b>  <b>The proposed two-storey dwelling will tower over our property and all garden privacy will be lost.</b></p>
<p><i>Response 3</i>  <i>The eastern end of the dwelling, closest to the representor's property, contains the stairs, with a window on the landing and the front door of the dwelling at ground level. The applicant has advised that this window could be required to have obscure glass and a condition to this effect is proposed.</i></p>
<p><b>Issue 4</b>  <b>The proposed dwelling is not within its building envelope and causes a significant reduction in sunlight to the main rooms and private open space of 62A Galvin Street.</b></p>
<p><i>Response 4</i>  <i>The proposed new dwelling is within the prescribed building envelope for the Inner Residential zone. The addition of a boundary wall for the existing dwelling is not within the prescribed envelope, although its impact upon the adjoining residence is not considered unreasonable.</i></p>
<p><b>Issue 5</b>  <b>The proposed boundary wall for the existing dwelling is not within its building envelope and with the change in ground level between the properties, will have a significant visual impact and will causes further overshadowing of the private open space of 62 Galvin Street.</b></p>
<p><i>Response 5</i>  <i>As noted above, the proposed boundary wall is outside the prescribed building envelope</i></p>

**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

<p><i>and whilst it will clearly have an impact, given that boundary walls are not uncommon in the surrounding area, the impact of this wall is not considered to be unreasonable.</i></p>
<p><b>Issue 6</b>  <b>The shadow study does not show that the shadow from the tree is different to the shadow cast by the proposed building.</b></p>
<p><i>Response 6</i>  <i>The shadow drawings show that the existing tree shadows the windows of 62A Galvin Street from 9am until after 2pm. The shadow from the proposed dwelling will be clear of the living room window by midday and clear of the bedroom window by 1pm. This shadow does not affect the bulk of the open space area to the north-west of the dwelling at 62A Galvin Street, although this area is impacted by the shadow of the covered sports area of the school.</i></p>
<p><b>Issue 7</b>  <b>The applicants have argued that the proposal is similar to others in the area, however, those nearby units are single-storey and where two-storey houses are shown, they are not as bulky as the proposed and the adjoining buildings are usually taller.</b></p>
<p><i>Response 7</i>  <i>The applicant's argument is that there are a number of developments in the broader surrounding area that display elements similar to those proposed, be that height, bulk or density. It is not contended that there is another development the same as this one, rather that the elements of this one can be found within the surrounding area and as such the current proposal is not out of character.</i></p>
<p><b>Issue 8</b>  <b>The proposed two-storey dwelling overlooks the adjoining school yard and impacts on the privacy of the children.</b></p>
<p><i>Response 8</i>  <i>The proposed dwelling is 4m from the rear boundary and has windows to the master bedroom and to a void area that faces the school. There is no specific expectation of privacy for a school yard and many are overlooked by adjoining properties or streets. Relevantly, the school has not raised a concern.</i></p>
<p><b>Issue 9</b>  <b>The proposal is not consistent with the pattern, style and density of the adjacent lots.</b></p>
<p><i>Response 9</i>  <i>Similar to issue 7, the proposal is not a repeat of another proposal in the immediate area, rather it is a new proposal featuring many aspects, such as pattern, style and density, which are all present in the surrounding area. There are lots developed to a greater density, there are other two-storey buildings and there are other modern buildings. Whilst the proposal may not be consistent with adjoining development, it is compatible with the features of the surrounding area.</i></p>



**9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**

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## **6. CONCLUSION**

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

### **ECONOMIC IMPACT:**

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

### **ENVIRONMENTAL IMPACT:**

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

### **SOCIAL IMPACT:**

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

### **STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

### **BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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- 9.2 DA0541/2021 - 60 Galvin Street, South Launceston - Residential - Construction of a Second Dwelling (With Access Over Part of 58 Galvin Street) (Retrospective) ...(Cont'd)**
- 

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Richard Jamieson - Acting General Manager Community and Place Network**

**ATTACHMENTS:**

1. Locality Map - 60 Galvin Street, South Launceston (*electronically distributed*)
  2. Plans to be Endorsed - 60 Galvin Street, South Launceston (*electronically distributed*)
  3. TasWater SPAN - 60 Galvin Street, South Launceston (*electronically distributed*)
  4. Representations - 60 Galvin Street, South Launceston (*electronically distributed*)
  5. Response to Representations - 60 Galvin Street and 58 Galvin Street - Council Meeting (*electronically distributed*)
-

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

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**Friday 5 November 2021**

- Attended the 2021 *City Mission* Christmas Appeal launch
- Attended the *Rob Fairs Foundation* launch
- Viewed the *Point Assist* Tasmanian Veterans' photographic exhibition

**Saturday 6 November 2021**

- Attended the *BEAST* gala night for JCP Youth

**Wednesday 10 November 2021**

- Attended the *ABCDE Learning Site* Community Workshop at Kings Meadows
- Hosted a civic function to mark the 130<sup>th</sup> Anniversary of the *Launceston Art Society*
- Attended the opening night *Of Mice and Men*

**Thursday 11 November 2021**

- Officiated at the Remembrance Day Service at the Cenotaph
- Attended *The Real Inspector Hound* by Just Imagine Youth Drama School

**Friday 12 November 2021**

- Attended the *Two Sisters* campaign launch

**Tuesday 16 November 2021**

- Attended the Princess Theatre Season 2022 launch

**Wednesday 17 November 2021**

- Hosted the 40<sup>th</sup> Anniversary of *Launceston Musical Society* reception
- 
-

**11 COUNCILLORS' REPORTS**

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

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

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

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

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

**12.2 Questions Without Notice**

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

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

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## 13 COMMITTEE REPORTS

### 13.1 Audit Panel Meeting - 26 October 2021

**FILE NO:** SF3611

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

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

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#### **DECISION STATEMENT:**

To receive a report from the Audit Panel following the Meeting held on 26 October 2021.

#### **RECOMMENDATION:**

That Council receives the report from the Audit Panel Meeting held on 26 October 2021.

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#### **REPORT:**

The following is a precis of the substantive Agenda Items dealt with at the Meeting:

#### **6.1 Internal Audit Report**

**Details** The recently completed Assurance Mapping Review was discussed. This review conducted by internal auditors, *Crowe Tasmania*, mapped the significant strategic corporate risks the Council has identified and looked at the various lines of defence to mitigate these risks. The proposed Strategic Internal Audit Plan for November 2021 to June 2022 was also discussed by the Panel. The internal audit plan proposes to review some of the key risks identified in the Assurance Mapping Review.

**Action** The proposed Strategic Internal Audit Plan - November 2021 to June 2022 was approved by the Panel.

#### **7.1 External Audit Report**

**Details** The Tasmanian Audit Office attended the Meeting and discussed the key findings identified during the external audit for the year ending 30 June 2021. The Annual Financial report was also discussed by the Panel. Items identified will be addressed and will be included in the Outstanding External Audit Tasks until the Audit Panel approves that they have been resolved.

**Action:** Outstanding External Audit Tasks will be completed by the timeframes nominated.

#### **9.1 Capital Report**

**Details** The Panel noted the results for the quarter ending 30 September 2021.

**Action** The Audit Panel noted the item.

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**13.1 Audit Panel Meeting - 26 October 2021 ...(Cont'd)**

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**9.2 Budget Amendments**

Details The Panel noted the 2021/2022 Budget Amendments.

Action The 2021/2022 Budget Amendments were approved at Council Meetings on 29 July 2021 and 21 October 2021.

**9.3 Financial Statements (Analysis and Commentary)**

Details The Panel noted the results for the quarter ending 30 September 2021.

Action The Financial Statements for the period ending 30 September 2021 are presented within this Council Agenda.

**10.1 Investment returns and Balances**

Details The Panel discussed the continued low returns the Council is currently receiving on funds invested and noted the investment report showing year to date returns.

Action The Audit Panel noted the item.

**13.1 Work Health and Safety**

Details The Audit Panel noted the presentation which overviewed Work Health and Safety initiatives currently being delivered across the Council.

Action The Audit Panel noted the item.

**15.1 Chief Executive Officer's Risk Certificate**

Details The General Manager's priority list of risk issues were presented and discussed.

Action The Audit Panel noted the item and discussed the various issues raised.

**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 Audit Panel Meeting - 26 October 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:

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

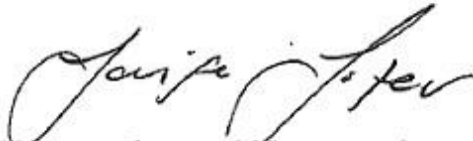
**BUDGET & FINANCIAL ASPECTS:**

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.



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

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**13.2 Tender Review Committee Meeting - 28 October 2021****FILE NO:** SF0100/CD.040/2021**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 accept the tender submitted by Prana Energy Co Pty Ltd for the Public Buildings Solar Panel, Supply and Installation, Contract Number CD.040/2021 for \$259,552.82 (exclusive of GST).

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**REPORT:**

The Tender Review Committee Meeting, held on 28 October 2021, determined the following:

That the sum submitted by Prana Energy Co Pty Ltd for the Public Buildings Solar Panel, Supply and Installation, Contract Number CD.040/2021 for \$259,552.82 (exclusive of GST) be accepted.

**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 Tender Review Committee Meeting - 28 October 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.

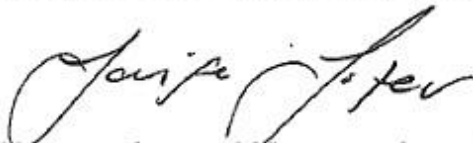
**BUDGET & FINANCIAL ASPECTS:**

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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**13.3 Pedestrian and Bike Committee Meeting - 14 October 2021****FILE NO:** SF0618**AUTHOR:** Cathy Williams (Infrastructure and Engineering Officer)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

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**DECISION STATEMENT:**

To receive and consider a report from the Pedestrian and Bike Committee Meeting held on 14 October 2021.

**RECOMMENDATION:**

That Council receives the report from the Pedestrian and Bike Committee Meeting held on 14 October 2021.

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**REPORT:**

The Pedestrian and Bike Committee, at its Meeting on 14 October 2021, discussed:

- the results of the pedestrian and bike count held on 21 September 2021 showed a slight increase in cycling. The rise in e-mobility requires a new category to correctly record data in the half yearly cycles.
- the priorities for improving on road cycling infrastructure contained in the Network Operation Plan.
- that it is proposed that next year (2022) a new committee, the Transport Committee, will come into being. Therefore, the Pedestrian and Bike Committee will hold its last Meeting on Thursday, 25 November 2021.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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## 13.3 Pedestrian And Bike Committee Meeting - 14 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.



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

**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 11 and 18 November 2021:

**Proposed Launceston Place Brand Policy**

*Councillors discussed the draft Launceston Place Brand Policy and its role in implementation of the Launceston Place Brand.*

**Notice of Motion - Two-Way Traffic**

*Councillors discussed a draft Notice of Motion regarding two-way traffic in the CBD.*

**Stadium Naming Rights**

*Councillors discussed a proposed agreement for stadium naming rights.*

**Launceston CBD Street Furniture Upgrade**

*Councillors received a presentation on Launceston CBD street furniture upgrades, public art seating and urban greening street enhancements.*

**Cataract Gorge Variable Flow Proposal**

*Councillors were provided with information on the benefits, opportunities and challenges of a variable flow concept in the Cataract Gorge.*

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

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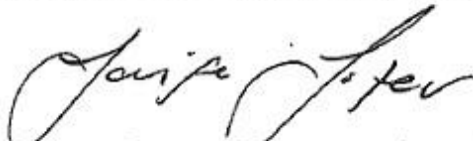
14.1 Council Workshop Report ...(Cont'd)

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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**

**16 COMMUNITY AND PLACE NETWORK ITEMS**

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

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

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

**18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS**

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

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**19 ORGANISATIONAL SERVICES NETWORK ITEMS****19.1 Financial Report to Council - 30 September 2021****FILE NO:** SF3611**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

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**DECISION STATEMENT:**

To consider Council's financial performance for the period ended 30 September 2021.

**PREVIOUS COUNCIL CONSIDERATION:**

Audit Panel - 26 October 2021 - Agenda Item 9.3 - Financial Statements (Analysis and Commentary)

**RECOMMENDATION:**

That Council adopts the financial report for the period ended 30 September 2021 and notes that the report discloses and underlying deficit of \$0.593m, favourable to a budgeted deficit of \$3.260m.

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**REPORT:**

The report discloses an underlying deficit of (\$0.593m) for the quarter ending 30 September 2021, compared to a budgeted deficit of (\$3.260m).

The large budgeted deficit for the September quarter is attributable to paying a large number of annual expenses in the first quarter, including insurances, software licence fees and registration fees. Total income received has exceeded the quarterly budget estimate.

Rates revenue is favourable to variance as a result of Supplementary Rating Valuations and strong growth.

With the exception of parking infringement income, revenue received has exceeded revenue levels pre-COVID-19 pandemic levels in comparison to the quarter ending September 2019. Examples of revenue increases in comparison to two years ago include: on-street and off-street parking, 13% and 14% increase respectively, 46% increase in planning fees revenue, 26% increase in building fees revenue and 17% increase in Waste Centre income. Launceston Aquatic has experienced a 34% increase in admissions and a 51% increase in Memberships. *LAFit* memberships have also increased significantly and are at record numbers.

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19.1 Financial Report to Council - 30 September 2021 ...(Cont'd)

Employee benefits are favourable to budget due to existing vacancies across the Council.

Materials and services is unfavourable to budget due to unbudgeted costs relating to additional Australian Football League games, however, this has been more than compensated for by increased fee revenue.

<b>CITY OF LAUNCESTON</b>			
<b>Statement of Comprehensive Income</b>			
<b>For Year to Date 30 September 2021</b>			
	2021/22	2021/22	Variance
	YTD	YTD	YTD
	\$	\$	\$
	Actual	Budget	Fav/(Unfav)
<b>REVENUES FROM ORDINARY ACTIVITIES</b>			
Rates	18,776,519	18,635,694	140,824
User Fees and Charges	6,369,229	5,053,451	1,315,778
Statutory Fees & Charges	1,632,365	1,506,782	125,583
Capital Grants	230,235	205,895	24,340
Financial Assistance Grants	564,970	564,970	-
Other Operational Grants	682,751	567,850	114,901
Interest	119,874	131,163	(11,289)
Interest Committed	-	-	-
Investment Revenue	681,000	681,000	-
Bequests	28,335	32,000	(3,665)
Other Income	699,763	465,667	234,096
	<u>29,785,041</u>	<u>27,844,472</u>	<u>1,940,568</u>
<b>EXPENSES FROM ORDINARY ACTIVITIES</b>			
Maintenance of Facilities and Provision of Services			
Employee Benefits	10,569,985	11,536,980	966,996
Materials and Services	11,022,057	10,877,477	(144,580)
Impairment of Debts	-	3,875	3,875
Finance Costs			
Interest on Loans	56,345	56,345	0
Provision for Rehabilitation	12,500	12,500	-
Change in Rehabilitation Provision	-	-	-
Depreciation	6,104,676	6,006,538	(98,138)
State Government Fire Service Levy	2,110,424	2,110,424	-
Rate Remissions and Abatements	271,330	295,271	23,941
Loss on Disposal of Fixed Assets	12,336	-	(12,336)
Write Down of Assets Held For Sale	-	-	-
	<u>30,159,653</u>	<u>30,899,411</u>	<u>739,758</u>
<b>Comprehensive Result Surplus/(Deficit)</b>	<b><u>(374,612)</u></b>	<b><u>(3,054,939)</u></b>	<b><u>2,680,327</u></b>
Loss on Disposal of Fixed Assets	(12,336)	-	(12,336)
Capital Grants	230,235	205,895	24,340
Infrastructure Take Up	-	-	-
Other Comprehensive Income	-	-	-
	<u>217,898</u>	<u>205,895</u>	<u>12,003</u>
<b>Underlying Result Surplus/(Deficit)</b>	<b><u>(592,511)</u></b>	<b><u>(3,260,834)</u></b>	<b><u>2,668,323</u></b>

## 19.1 Financial Report to Council - 30 September 2021 ...(Cont'd)

**CITY OF LAUNCESTON**  
**STATEMENT OF FINANCIAL POSITION**  
**As at 30 September 2021**

	2021/22	2020/21	2019/20
	YTD	YTD	YTD
	\$	\$	\$
<b>EQUITY</b>			
Capital Reserves	222,424,143	216,781,254	213,757,950
Revenue Reserves	969,529,758	1,031,679,000	1,020,966,286
Asset Revaluation Reserves	765,657,870	686,351,864	655,175,927
Investment Reserves	(27,404,666)	(44,153,432)	19,084,960
Trusts and Bequests	2,318,197	2,362,739	2,356,681
Operating Surplus	(374,612)	(3,446,367)	(582,413)
<b>TOTAL EQUITY</b>	<b>1,932,150,690</b>	<b>1,889,575,059</b>	<b>1,910,759,390</b>
Represented by:-			
<b>CURRENT ASSETS</b>			
Cash and Cash Equivalents	87,548,833	1,025,822	1,471,964
Rates and Sundry Receivables	46,963,100	41,998,693	45,813,518
Less Rates not yet Recognised	(56,020,920)	(53,347,164)	(52,591,509)
Investments	10,009,100	78,078,478	83,827,310
Inventories	875,040	713,880	739,332
Assets Held for Sale	4,518,168	3,401,885	3,401,885
	<u>93,893,321</u>	<u>71,871,593</u>	<u>82,662,500</u>
<b>NON-CURRENT ASSETS</b>			
Deferred Receivables	257,556	257,556	257,556
Investments	225,702,446	208,956,687	272,195,078
Superannuation Surplus	2,025,000	-	-
Intangibles	4,293,789	5,055,450	5,088,009
Infrastructure and Other Assets	1,478,448,066	1,409,811,876	1,352,133,074
Right of Use Assets	223,175	258,413	-
Museum Collection	203,691,191	240,782,757	237,817,922
	<u>1,914,641,222</u>	<u>1,865,122,737</u>	<u>1,867,491,639</u>
<b>TOTAL ASSETS</b>	<b>2,008,534,543</b>	<b>1,936,994,330</b>	<b>1,950,154,139</b>
<b>CURRENT LIABILITIES</b>			
Deposits and Prepayments	2,430,972	467,589	498,323
Employee Provisions	7,685,006	7,683,503	7,231,430
Rehabilitation Provision	7,919,825	-	-
Interest-bearing Liabilities	9,000,000	-	-
Lease Liabilities	28,506	26,586	-
Contract Liabilities	1,296,155	-	-
Sundry Payables and Accruals	9,413,878	5,289,603	9,529,061
	<u>37,774,341</u>	<u>13,467,281</u>	<u>17,258,815</u>
<b>NON-CURRENT LIABILITIES</b>			
Employee Provisions Non Current	1,024,329	942,964	790,709
Superannuation Obligation	-	2,906,000	1,814,000
Interest-bearing Liabilities Non Current	26,000,000	15,000,000	9,000,000
Lease Liabilities	234,991	263,497	-
Rehabilitation Provision	11,350,191	14,839,528	10,531,225
	<u>38,609,511</u>	<u>33,951,989</u>	<u>22,135,934</u>
<b>TOTAL LIABILITIES</b>	<b>76,383,852</b>	<b>47,419,270</b>	<b>39,394,749</b>
<b>NET ASSETS</b>	<b>1,932,150,690</b>	<b>1,889,575,059</b>	<b>1,910,759,390</b>

**19.1 Financial Report to Council - 30 September 2021 ...(Cont'd)**

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A change in the accounting treatment for the 2021/2022 year discloses:

1. Term deposits maturing in less than 90 days are now recognised as *Cash and Cash Equivalents*. These term deposits were included under the heading of *Investments* in prior years.
2. Rates paid in advance as at 30 June are now recognised as a Current Liability in the 2021/2022 year (included under Deposits and Prepayments). Previously the value of prepaid rates as at 30 June was deducted from the value of the Rates and Sundry Receivables Current Asset.

**Loan Balances**

The loan balance as at 30 September 2021 was \$35m, of which \$9m is to be repaid in February 2022. The loan balance is interest free in accordance with the State Government's Accelerated Local Government Capital Program (ALGCP) and Local Government Loans Program.

**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.
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19.1 Financial Report to Council - 30 September 2021 ...(Cont'd)

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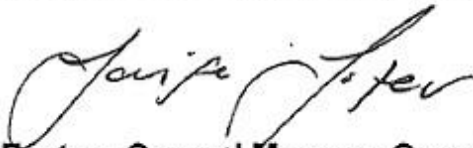
**BUDGET & FINANCIAL ASPECTS:**

As per the report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



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

**20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS****20.1 Launceston Flood Authority - Appointment of Director****FILE NO:** SF4493**AUTHOR:** Leanne Purchase (Manager Governance)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**DECISION STATEMENT:**

To consider the appointment of Director for the Launceston Flood Authority.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 20 May 2021 - Agenda Item 20.1 - Launceston Flood Authority - Appointment of Directors

Council - 16 April 2020 - Agenda Item 18.1 - Adoption of the Launceston Flood Authority Rules 2020

Council - 25 July 2019 - Agenda Item 20.2 - Launceston Flood Authority - Appointment of Directors

Council - 8 October 2018 - Agenda Item 20.2 - Launceston Flood Authority - Appointment of Director

**RECOMMENDATION:**

That Council, pursuant to:

1. clause 13.1 of the *Launceston Flood Authority Rules 2020* (ECM Doc Set ID 4273563), appoints Mr Edward Henty to the vacant position of Director on the Board of Directors until 18 November 2025.
  2. clause 15 of the *Launceston Flood Authority Rules 2020*, approves an annual remuneration of \$3,000 to Mr Edward Henty as Director of the Launceston Flood Authority.
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**REPORT:**

At a Council Meeting on 16 April 2020, Council adopted the new *Launceston Flood Authority Rules 2020 (LFA Rules)* (ECM Doc Set ID 4267340).

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**20.1 Launceston Flood Authority - Appointment of Director ...(Cont'd)**

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Part 3 of the LFA Rules deals with the Directors of the Authority. More particularly, Clause 12 deals specifically with the appointment of a Director of the Authority.

Clauses 12.1 and 12.2 state:

*12.1 The Directors (individually or en bloc) shall be appointed and removed from office by or at the direction of Council.*

*12.2 Subject to Clause 12.7, the number of Directors shall be a minimum of three.*

*Subject to the right of Council to appoint and remove Directors:*

*(a) At least one Director shall be a person independent of Government, but with knowledge and competence at a high level as a technical infrastructure asset manager;*

*(b) At least one Director shall be a person independent of Government, but with knowledge and competence at a high level as a risk management/community relations manager;*

*(c) One Director shall be the Chief Executive officer of Council, or representative of Council.*

The vacant LFA Director position was advertised and following assessment of applications received, the Mayor, Councillor Albert van Zetten and LFA Chair, Mr Greg Preece, conducted interviews.

It is recommended that Mr Edward Henty be appointed as Director on the Board of Directors of the Authority, for a four year period, in accordance with the LFA Rules.

Mr Henty is a Certified Practicing Engineer with 18 years' experience in engineering consulting and works management, with the last 10 years heavily focused on flood mitigation, drainage and stormwater management.

Pursuant to clause 15 of the LFA Rules, an annual remuneration of \$3,000 for Mr Edward Henty as Director of the LFA is recommended to align remuneration with the associated complexity of matters considered by the LFA Board.

**ECONOMIC IMPACT:**

The provision and continued maintenance of the Launceston flood levees has significant benefit to the broader community.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**20.1 Launceston Flood Authority - Appointment of Director ...(Cont'd)**

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**SOCIAL IMPACT:**

The social benefits of protecting the broader community from major flood is significant.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

The Sitting Fees are consistent with the LFA Annual Budget.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

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**21 CLOSED COUNCIL**

No Closed Items have been identified as part of this Agenda

**22 MEETING CLOSURE**

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