



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 21 OCTOBER 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: 21 October 2021

Time: 1.00pm

Certificate of Qualified Advice

Background

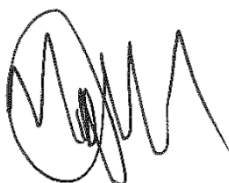
To comply with section 65 of the *Local Government Act 1993* (Tas):

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

Certification

I certify that:

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



Michael Stretton
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

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

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

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. 9 - *Public Health Act 1997*.

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

When 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.

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 6 October 2021 be confirmed as a true and correct record.

5 DEPUTATIONS

No Deputations have been identified as part of this Agenda

6 PETITIONS

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

No Petitions have been identified as part of this Agenda

7 COMMUNITY REPORTS

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

No Community Reports have been registered with Council as part of this Agenda

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

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

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

8.2.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 6 October 2021

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 6 October 2021 by Mr Robin Smith, have been answered by Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. Previously the Council advised that the use of petrol powered leaf blowing occurred in the CBD only where fallen leaf litter was to be kept away from the gutters. Public complaints are growing that current use exceeds this with unacceptable levels of dust, noise and petrol fumes. Will the Council reconsider this practice?

Response:

The City of Launceston has the responsibility for the cleanliness and amenity of the municipality, including the CBD district.

In this undertaking, every endeavour is made to cause minimal disturbance to the public, traffic and commercial business throughout as well as ensuring the safety of the City of Launceston workforce. The majority of this work is undertaken between 6.30am and 8.00am daily.

The use of leaf blowers is currently the best method to undertake part of this activity. As new efficient equipment, with less emissions becomes available, the Council would pursue altering its current practice.

2. With regard to the Launceston CBD's four centre blocks, is the best information on proposals available (City Heart Stage 2), that Paterson Street will be two-way from Charles Street to St John Street and then one-way down to George Street.

Turning right, George Street becomes two-way to Brisbane Street and then from Brisbane to York Street one-way. York Street is one-way turning into Charles Street which would be two-way as far as Brisbane Street. Charles Street from Brisbane to Paterson Streets would then be one-way?

8.2.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 6 October 2021 ...(Cont'd)

Response:

For clarification, the current concept proposals, which are currently under active review, have the following flow directions:

- *Paterson Street*
 - *Charles to St John: two-way*
 - *St John Street to George Street: one-way (existing)*
- *George Street*
 - *Paterson Street to York Street: one-way (existing)*
- *Charles Street*
 - *York Street to Paterson Street: two-way*

3. Is my understanding correct that the Launceston Central Bus Interchange Options Technical Feasibility Assessment only looks at moving only one bus stop known as B1 (formerly two bus stops known as bus stop *E* and *F*) on St John Street between York and Brisbane Streets to Dechaineux Way and not those on the other side of the street outside *Cotton On*?

Response:

In addition to the response provided at the Council Meeting that the original intent of the report was to investigate options for relocating in St John Street Central to facilitate street upgrades in line with the City Heart Project, the following additional information is provided.

All stops located in St John Street and the stop in York Street between St John and Charles Streets are proposed to be relocated to the new facility.

8.2.2 Public Questions on Notice - Mr Graeme Le Fevre - Council Meeting - 6 October 2021**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 6 October 2021 by Mr Graeme Le Fevre, have been answered by Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

[With regard to recent correspondence from the City of Launceston regarding a trial traffic period on the Invermay Service Road, Invermay]:

1. Why has your traffic department never taken the time to meet with concerned traders and residents regarding a long-term solution to the service road and other related issues?

Response:

The Council's officers met with the lead petitioner from Bedford Street and a number of the traders in mid-2020 to discuss their concerns regarding through traffic on Bedford Street and the behaviour of drivers at its intersection with the Invermay Road service road.

At its Meeting on 17 September 2020, Council accepted the recommendation of a report to investigate further how to address drivers not stopping at this intersection.

Following this investigation, the Council developed a proposed solution consisting of a flat top road hump at the pedestrian crossing point in the service road, and to restrict left turn movements from Invermay Road into Bedford Street and the service road.

The Council engaged with the local community at this point to gain their feedback; 109 letters were distributed to local residents, from which 28 responses were received. Twenty-four of the respondents supported the road hump, with two against, 16 respondents supported the turning restriction, with 10 against.

No requests were received to meet with traders or residents during the survey period.

8.2.2 Public Questions on Notice - Mr Graeme Le Fevre - Council Meeting - 6 October 2021 ...(Cont'd)

2. What percentage of traffic enters the service road from the first access at Dry Street compared to the percentage of traffic entering the service road at the Bedford Street exit? May I suggest that you do not know.

Response:

The Council undertook traffic surveys in November 2020 to inform the decision making process.

This indicated the following traffic volumes:

	<i>From Service Road</i>		<i>From Invermay Road</i>	
	<i>LT to Bedford Street</i>	<i>SO to Service Road</i>	<i>LT to Bedford Street</i>	<i>LT to Service Road</i>
<i>9.30-11.30am (two days)</i>	<i>73</i>	<i>221</i>	<i>27</i>	<i>79</i>
<i>12.00-2.00pm (two days)</i>	<i>112</i>	<i>302</i>	<i>28</i>	<i>95</i>

Therefore, 708 (or 76%) of drivers are using the more southern, Dry Street entrance to the service road and to access Bedford Street, compared to 229 (or 24%) turning left at Bedford Street itself.

3. This letter refers to the installation of the road hump which will proceed after the trial period. We believe that the road hump (or humps) should be the first task undertaken and at the completion of that, a further review should be undertaken to assess any further action that may be required. Therefore, can I ask the Council to defer any trial period until further communication with the concerned parties has been undertaken?

Response:

Trial of the turn restriction can be undertaken with very minimal civil works and consists mainly of signage. However, if successful, a permanent turn ban would be accompanied by additional civil (kerb and traffic island) works to ensure clarity and improve compliance. The Council did consider installing the road hump prior to the trial, but it would result in two sets of civil works at the site if the trial was successful and the turn ban was to be made permanent. Instead, the Council has opted to trial the turn ban first, so that in any case there will be only one set of civil works. This will minimise disruption and costs.

**8.2.2 Public Questions on Notice - Mr Graeme Le Fevre - Council Meeting - 6
October 2021 ...(Cont'd)**

The commencement of the trial (due 18 October) will be deferred to enable the Council to receive this response and to meet with Mr Le Fevre (and any other stakeholders he wants to involve) before proceeding further.

8.2.3 Public Questions on Notice - Ms Susan Rafferty - 12 October 2021**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted in writing to the Council on 12 October 2021 by Ms Susan Rafferty, have been answered by Mr Michael Stretton (Chief Executive Officer).

Questions:

1. What is the current status regarding the Veolia site on Churchill Park Drive and what Development Applications are proposed to come before Council?

Response:

The Council is not the proponent for this development and, therefore, is not in a position to speak to its current status. From the perspective of the Council, a valid Planning Permit has been issued for the development and any future applications are a matter for the proponents.

2. When will residents be considered worthy of any consultation on this development from the Council, the developer and Veolia, which will directly affect their lives?

Response:

The Council is not the proponent for this development and as such it is not appropriate for the Council to be involved in any public engagement in respect to its progression. The Council has previously engaged with the community in accordance with the Land Use Planning and Approvals Act 1993 in its determination of DA0863/2020. Any further community engagement will be a matter for the proponents.

3. It is clear that P1 of the RMPAT report has not been met, so when will the Council use its influence to ensure that the developer complies with the 100 metre buffer from sensitive areas, which was a condition of the appeal and has not been adequately mitigated?
-

8.2.3 Public Questions on Notice - Ms Susan Rafferty - 12 October 2021 ...(Cont'd)

Response:

This question has been previously answered by the Council. The development proposal was assessed as complying with the performance Criteria and, therefore, the 100m attenuation distance is not applicable.

8.2 Public Questions Without Notice

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

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

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

9 PLANNING AUTHORITY

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling

FILE NO: DA0416/2021

AUTHOR: Maria Lasso (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Design To Live Pty Ltd
Property:	23 Lytton Street, Invermay
Zoning:	General Residential
Receipt Date:	30/07/2021
Validity Date:	3/09/2021
Further Information Request:	24/08/2021
Further Information Received:	03/09/2021
Deemed Approval:	21/10/2021
Representations:	12

STANDARDS REQUIRING DISCRETION

10.4.1 Residential density for multiple dwellings
10.4.13 Location of car parking
10.4.2 Setbacks and building envelope for all dwellings
10.4.3 Site coverage and private open space for all dwellings
10.4.7 Frontage fences for all dwellings
E6.5.1 Car parking numbers
E6.6.2 Design and layout of parking areas

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for Residential - Construction of an additional dwelling at 23 Lytton Street, Invermay subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, Prepared by Design to Live, Job No. LYTT23, Drawing 1/17, Dated 02/09/2021.
 - b. Site Plan, Prepared by Design to Live, Job No. LYTT23, Drawing 2/17, Dated 02/09/2021.
 - c. Ground Floor, Prepared by Design to Live, Job No. LYTT23, Drawing 3/17, Dated 02/09/2021.
 - d. First Floor, Prepared by Design to Live, Job No. LYTT23, Drawing 4/17, Dated 02/09/2021.
 - e. External Services, Prepared by Design to Live, Job No. LYTT23, Drawing 5/17, Dated 02/09/2021.
 - f. Elevations NE-SW, Prepared by Design to Live, Job No. LYTT23, Drawing 6/17, Dated 02/09/2021.
 - g. Elevations SE-NW, Prepared by Design to Live, Job No. LYTT23, Drawing 7/17, Dated 02/09/2021.
 - h. Perspectives, Prepared by Design to Live, Job No. LYTT23, Drawing 8/17, Dated 02/09/2021.
 - i. Landscape Plan, Prepared by Design to Live, Job No. LYTT23, Drawing 9/17, Dated 02/09/2021.
 - j. Private Open Space Plan, Prepared by Design to Live, Job No. LYTT23, Drawing 10/17, Dated 02/09/2021.
 - k. Parking and Turning 1, Prepared by Design to Live, Job No. LYTT23, Drawing 11/17, Dated 02/09/2021.
 - l. Parking and Turning 2, Prepared by Design to Live, Job No. LYTT23, Drawing 12/17, Dated 02/09/2021.
 - m. Strata Plan, Prepared by Design to Live, Job No. LYTT23, Drawing 13/17, Dated 02/09/2021.
 - n. Sun studies 1, Prepared by Design to Live, Job No. LYTT23, Drawing 14/17, Dated 02/09/2021.
 - o. Sun studies 2, Prepared by Design to Live, Job No. LYTT23, Drawing 15/17, Dated 02/09/2021.
 - p. Sun studies 3, Prepared by Design to Live, Job No. LYTT23, Drawing 16/17, Dated 02/09/2021.
-

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

- q. Sun studies 4, Prepared by Design to Live, Job No. LYTT23, Drawing 17/17, Dated 02/09/2021.
- r. Planning Application Cover letter, Prepared by Design to Live, Pages 1 to 3, Dated 02/09/2021.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01382-LCC, 23/08/2021 and attached to the permit.

4. 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

5. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. it must not be removed or destroyed without the written consent of the Council.

6. 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.

7. 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 6m³ 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.
-

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

8. 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.

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

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

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

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.

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

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

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

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

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 to 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.

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

15. 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.

16. NO BURNING OF WASTE

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

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0416/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

E. 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>1/23 Lytton Street, Invermay</i>
<i>Proposed</i>	<i>2</i>	<i>2/23 Lytton Street, Invermay</i>

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

G. 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 second two-storey dwelling behind the existing dwelling at 23 Lytton Street, Invermay. The second dwelling is to have a gross floor area of 157m². It will be composed of two bedrooms, one study, three bathrooms and kitchen and living areas. A balcony is also proposed at the first level. Two car spaces are proposed for each dwelling.

Incidental development includes the construction of parking areas and extension of the existing driveway, demolition of existing outbuildings at the rear and the removal of one tree.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is located on the south of Lytton Street, it is rectangular in shape and has a total site area of 612m². Access to the site is via a crossover and driveway to the east. The site is flat and no significant vegetation is found within site boundaries.

The site is developed with a three-bedroom single dwelling and associated outbuildings.

To the northeast the site adjoins No. 21 Lytton Street, a property developed with a single dwelling almost built to the common boundary. To the south, the site adjoins No. 22 Lytton Street, developed with a single dwelling and associated outbuildings. To the east is No. 25 Lytton Street, a large lot developed with a single dwelling and associated outbuilding.

3. PLANNING SCHEME REQUIREMENTS**3.1 Zone Purpose****10.0 General Residential Zone****10.1.1 Zone Purpose Statements**

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

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

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

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10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.
<p>Consistent</p> <p>The proposal is associated with multiple dwellings which is a <i>permitted</i> use class under the General Residential Zone.</p>

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

<p>Objective:</p> <p>That the density of multiple dwellings:</p> <p>(a) makes efficient use of land for housing; and</p> <p>(b) optimises the use of infrastructure and community services.</p>
<p>Consistent</p> <p>The proposed density is considered compatible with the development pattern of the area.</p>
<p>A1 Multiple dwellings must have a site area per dwelling of not less than 325m².</p>
<p>Relies on Performance Criteria</p> <p>The subject site has a total area of 612m² which results in 306m² per dwelling. Reliance on the performance criteria is required.</p>
<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <p>(a) is compatible with the density of existing development on established properties in the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</p>
<p>Complies</p> <p><u>Capacity of Infrastructure Services</u></p> <p>The density proposed will not exceed the capacity of the existing infrastructure services. The subject site has access to reticulated water and sewerage.</p> <p>The application has been referred to TasWater. TasWater's advice to the Council's drainage authority is that the combined system does not have the capacity to accept additional flows of stormwater. TasWater's advice is to condition the development to ensure the current service standard of the combined system is not compromised. The Council's Infrastructure Department has included a condition which requires the applicant to provide an on-site detention storage system to ensure the stormwater flow as result of the proposal does not exceed the existing volumes of stormwater discharge.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)Density of Existing Development on the Area

Most lots facing Lytton Street have similar site areas and are developed with single dwellings. No. 25, 27 and 29 Lytton Street are an exception, they constitute deeper lots with a site area over 1,500m². No. 5-7 Lytton Street, approximately 100m from the site, is developed with multiple dwellings, with a site area per dwelling of approximately 421m². No. 27, No. 26-28 and No. 30 Clyde Street, to the north (approximately 65m from the site) accommodate multiple dwellings in accordance with the acceptable solution. No. 23 Clyde Street, on the other hand, has a site area per dwelling of 197.5m². No. 23 is located within 65m of the subject site.

Further north and within 250m from the site are other examples of multiple dwellings. Along Ross Avenue, No. 24 is developed with six multiple dwellings with a site area per dwelling which meets the acceptable solution. No. 2 is developed with two dwellings and has a density also as per the acceptable solution.

Two other properties along Ross Avenue are developed with multiple dwellings with site areas below the required by the acceptable solution. No. 20 is developed with three dwellings each with a site area below 325m² and No. 17 with two dwellings with a density of 284m² per dwelling.

Whilst single dwellings are the predominant development pattern in the area, there are at least nine lots developed with multiple dwellings and at least three of these (23 Clyde Street, 17 and 20 Ross Avenue) accommodate site areas per dwelling similar and below to the density proposed.

The proposed dwelling is to be located at the rear of the site with minimal impacts to the existing character of the street. A 1.5m screen is proposed along the front boundary to provide privacy for the private open space of the existing dwelling. This fence will have a maximum height of 1.5m and transparency levels of 25% above 1m.

It is considered that the proposed density is compatible with the density of existing development in the area. Compatibility does not mean *the same as* but rather *the capacity of* the proposed density to be in harmony or broad correspondence with the density of the surrounding area. It is considered that the density of the proposal (306m² per dwelling) sits comfortably within the range of existing densities.

The site area per dwelling has been estimated using the definition of lot under the Scheme: *a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the Strata Titles Act 1998.*

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23 Clyde Street	$790\text{m}^2/4 = 197.5\text{m}^2$
17 Ross Avenue	$569\text{m}^2/2 = 284\text{m}^2$
20 Ross Avenue	$933\text{m}^2/3 = 311\text{m}^2$
27 Clyde Street	$2,134\text{m}^2/6 = 355\text{m}^2$
2 Ross Avenue	$744\text{m}^2/2 = 372\text{m}^2$
5-7 Lytton Street	$1,687\text{m}^2/4 = 421.75\text{m}^2$
24 Ross Avenue	$3,161\text{m}^2/6 = 526\text{m}^2$

10.4.2 Setbacks and building envelope for all dwellings

<p>Objective: The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.
<p>Consistent The relevant performance criteria is met.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

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Relies on Performance Criteria

The proposed dwelling sits outside the building envelope set out in the acceptable solution. The maximum height of the dwelling is approximately 6.8m. The dwelling has been designed to be setback 3m to the north eastern side boundary and the second floor of the dwelling is setback 2.9m from the south western boundary. This is best illustrated on the elevations provided by the applicant in drawing 7/17. Assessment against the performance criteria is required.

P3 The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Complies

(a)(i) Habitable rooms

The shadow diagrams demonstrate that the shadows cast by the proposal only affect the dwelling at No. 22 Waugh Street from 2pm. The remaining of the day the habitable room windows of No. 22 will continue to receive the same levels of sunlight and daylight. No other dwelling's habitable rooms will be impacted by the shadows cast by the proposal.

(a)(ii) Private open space

The proposal has the potential of impacting the sunlight access to the private open space of No.22 Waugh Street. No. 22 is located generally to the south of the subject site and developed with a single dwelling and two large outbuildings at the rear of the site, directly adjoining the development area. The proposal will start casting shadows over No.22 at 11am across a small corner of the backyard and more significantly from noon to 3pm. Notwithstanding this, the shadow diagrams differentiate between the shadows cast by the building contained within the building envelope set out in the acceptable solution and the shadow cast by the areas of the dwelling outside the envelope. The shadows cast by the non-compliant areas do not affect No. 22 between 9am and 2pm. In other words, if the areas of non-compliance were removed from the design allowing the dwelling to be contained within the building envelope set out in the acceptable solution, the shadows cast over No.22 would remain fundamentally the same. On this basis, it is considered that the proposal meets the relevant performance criteria.

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The proposal casts shadows over a section of No. 25 Lytton Street between 9am and noon. No. 25 has extensive areas of private open space due to the orientation and size of the lot. It is considered that the sunlight and daylight reduction will not result in an unreasonable loss of amenity.

(a)(iii) Not Applicable

(a)(iv) Visual impact

The proposed dwelling is not considered to result in an unreasonable loss of amenity to adjoining properties by way of visual impacts. The proposed dwelling is setback 3.1 to 3.6m from the rear boundary, 3m from the northern boundary and 1m from the southern boundary. The section of the dwelling setback 1m from the south boundary is one storey, the first story is setback further from the southern boundary, approximately 2.9m. The staggered setbacks and different cladding finishes, including dark colorbond for the roof, trimdek wall cladding for the tallest wall and barestone wall cladding for sections of the ground level soften the bulk of the proposed building. This is best shown in the perspectives submitted by the applicant (Drawing 8).

(b) Separation between dwellings

The proposed building separation is consistent with that of existing buildings in the area. The majority of lots are developed with single storey which are built to a side boundary or within 1.5m and have approximately a 3m setback to the other side boundary to accommodate driveways. The proposed dwelling sits within these setbacks with a 3m setback to the northern boundary and a 1m setback to the southern boundary.

(c) Solar energy

The closest solar energy installation is located over the outbuilding at 25 Lytton Street. Direct sunlight to less than half of the solar panels is reduced between 9am and 10am on the 21 June but clear for the rest of the day. Accordingly, it is not considered that the proposal will cause an unreasonable reduction in sunlight to the existing solar energy installations.

10.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

Consistent

The proposed private open space areas are able to meet the recreational and operational needs of the existing and future occupants.

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<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).
<p>Complies</p> <ul style="list-style-type: none"> (a) A site coverage of approximately 37% is proposed. (b) The private open space areas are under 60m², based on the definition of private open space under Clause 10.4.3 (A2). Reliance on the performance criteria is required.
<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
<p>Complies</p> <p>The dwellings will have private open space areas that are appropriate for their size. The existing dwelling has a maximum of three bedrooms and 44m² of private open space separated in two spaces. There is ample space within the front setback which is oriented to the north that can act as an additional private open space area. This is considered sufficient to meet the recreational and operational needs of future occupants.</p> <p>The proposed dwelling will have a private open space area with a total area of 42m². This area will be located in two levels. It is considered to meet the recreational and operational needs of future occupants having regard to the number of bedrooms proposed and additional service areas to the rear and front of the proposed dwelling. The site also has access to public space areas within close distance, the closest being the Caledonian Square at 76A Invermay Road within 400m of the subject site.</p>
<p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

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<p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>
<p>Relies on Performance Criteria</p> <p>The private open space of the existing dwelling is to have a minimum horizontal dimension of 2.9m and the private open space of the proposed dwelling is to have a minimum horizontal dimension of 3.6m. Reliance on the performance criteria is required.</p>
<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
<p>Complies</p> <p>As assessed in P1, the proposed areas of private open space are consider able to meet the recreational needs of future occupants. Both private open space areas will receive adequate sunlight access and are conveniently located with access from living areas.</p> <p>The proposed areas of private open space are consider able to meet the recreational needs of future occupants. Both private open space areas will receive adequate sunlight access and are conveniently located with access from living areas.</p>

10.4.6 Privacy for all dwellings

<p>Objective:</p> <p>To provide reasonable opportunity for privacy for dwellings.</p>
<p>Consistent</p> <p>The acceptable solution is met.</p>
<p>A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>

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<p>Complies The proposed balcony at the first level is setback at least 3m from side and rear boundaries. Therefore, screening is not required.</p>
<p>A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.
<p>Complies The windows to the northeast and northwest are setback at least 3m from other sites. The ground floor windows facing the southern boundary are associated with rooms with a finished floor level under 1m from natural ground level. The acceptable solution is met.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.
<p>Complies The windows associated with habitable rooms of the existing dwelling adjoining the driveway will be provided with obscure glazing up to 1.7m from finished floor level as per item (b)(ii).</p>

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10.4.7 Frontage fences for all dwellings

<p>Objective: The height and transparency of frontage fences:</p> <ul style="list-style-type: none"> (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.
<p>Consistent A1 No Acceptable Solution.</p>
<p>Relies on Performance Criteria A front fence of 1.5m is proposed. Reliance on the performance criteria is required.</p>
<p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
<p>Complies The proposed fence will have transparency levels of 25% above 1m. It is proposed to provide private to the section of the private open space within the front setback. The proposed fence is only 0.3m above the height required by the relevant exemption under the Scheme. The transparency levels allow passive surveillance of the road and the height is considered compatible with fences found in the surrounding area.</p>

10.4.8 Waste storage for multiple dwellings

<p>Objective: To provide for the storage of waste and recycling bins for multiple dwellings.</p>
<p>Consistent The acceptable solution is met.</p>
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.
<p>Complies At least 1.5m² of storage area is proposed for each dwelling in accordance with the acceptable solution.</p>

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10.4.9 Site facilities for multiple dwellings

Objective: To provide adequate site and storage facilities for multiple dwellings.
Consistent The acceptable solution is met.
A1 Each multiple dwelling must have access to 6m ³ of secure storage space not located between the primary frontage and the facade of a dwelling.
Complies At least 6m ³ of external storage areas are proposed for each dwelling.
A2 Mailboxes must be provided at the frontage.
Complies Mailboxes for each dwelling are proposed next to the driveway

10.4.10 Common property for multiple dwellings

Objective: To ensure that common areas are easily identified.
Consistent The acceptable solution is met.
A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.
Complies The landscape plan submitted shows common and private areas, driveways, parking spaces, landscaping and gardens, mailboxes and areas for storage and waste/recycling bins.

10.4.12 Earthworks and retaining walls

Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.
Consistent The acceptable solution is met.
A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

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Complies
Some minor cut and fill is required for the construction of the driveway, these earthworks are well under 600mm.

10.4.13 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 meets the relevant performance criteria.

Consistent
A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.

Relies on Performance Criteria
The shared driveway is to be setback 1m from some of the habitable windows of the existing dwelling. Reliance on the performance criteria is required.

P1 Shared driveways or car parking spaces (other than for single dwellings) must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:
(a) the width of the driveway;
(b) the location of the existing dwellings and habitable rooms;
(c) the location of car parking spaces;
(d) the number of car spaces served by the driveway; and
(e) any noise mitigation measures including screening or landscaping.

Complies
The windows associated with habitable rooms of the existing dwelling adjoining the driveway will be provided with obscure glazing up to 1.7m from finished floor level which is considered to ensure the reasonable amenity of the existing habitable rooms.

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 is not located within the front setback.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:
(a) protect the safety and efficiency of the road and railway networks; and
(b) reduce conflicts between sensitive uses and major roads and the rail network.

Consistent
The proposal meets the relevant acceptable solutions and performance criteria under this code.

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

<p>Objective: To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>
<p>Consistent The acceptable solution is met.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p>Complies Lytton Street has a maximum speed limit of 50k/h. The proposal is for a second two-bedroom dwelling. Based on the <i>Guide to Traffic Generating Developments</i> by the RTA (NSW), a dwelling generates nine vehicle trips on average. Therefore, the two dwellings will generate approximately 18 vehicle movements per day. The acceptable solution is met as less than 40 vehicle movements are likely to be generated by the site.</p>

E4.6 Development Standards

E6.0 Parking and Sustainable Transport Code

<p>E6.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) ensure that an appropriate level of parking facilities are provided to service use and development; (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas; (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; (d) ensure that parking does not adversely impact on the amenity of a locality; (e) ensure that parking spaces and accesses meet appropriate standards; and (f) provide for the implementation of parking precinct plans.
<p>Consistent The proposal meets the relevant acceptable solutions and performance criteria under this code.</p>

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent It is considered that an appropriate level of car parking has been provided.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Relies on Performance Criteria</p> <p>Each dwelling will have at least two bedrooms which requires a minimum of two car spaces on the site. Two car parking spaces are proposed for each dwelling. However, a visitor parking space has not been provided, reliance on the performance criteria is required.</p>
<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) an assessment of the actual car parking demand determined in light of the nature of the use and development; (g) the effect on streetscape; and (h) the recommendations of any traffic impact assessment prepared for the proposal; or <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the locality; or <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>
<p>Complies</p> <p>The second dwelling proposed will have a maximum of two bedrooms and therefore will accommodate a lesser number of occupants and in turn visitors. Accordingly, the car parking provision proposed is considered sufficient to meet the needs of the use. Further, there is sufficient availability of on-street parking on Lytton Street for visitors to park.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective: To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies</p> <ul style="list-style-type: none"> (a) The driveway will have a gradient well under 10%. (b) The parking areas will be formed and paved. (c) The parking areas are capable to be drained to the public stormwater system via a kerb connection. (d) Not applicable. (e) A condition has been included for parking areas to be line marked to delineate parking spaces.

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

<p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Relies on Performance Criteria</p> <p>(a) Not applicable. The access will service a maximum of four spaces. Notwithstanding this, cars area able to enter and exit in a forward direction.</p> <p>(b) The vehicular access proposed has a maximum width of 2.9m. Table E6.2 requires a minimum width of 3m. Reliance on the performance criteria is required.</p> <p>(c) The parking areas proposed comply with the requirements of Table E6.3 with a minimum car length of 2.6m and a minimum car width of 6.6m.</p> <p>(d) There is ample space for cars to enter and exit in a forward direction.</p> <p>(e) A minimum vertical clearance of at least 2.1m is proposed.</p>
<p>P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) the nature and use of the development;</p> <p>(e) the expected number and type of vehicles;</p> <p>(f) the nature of traffic in the surrounding area; and</p> <p>(g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</p>
<p>Complies</p> <p>The proposed access width of 2.9m is considered acceptable having regard to the scale of the use, the number of car spaces required and the space between the driveway and the existing and proposed buildings. The site is mostly flat and the access way serves a total of four car spaces, all associated with residential uses. There is at least a 1m gap of additional space directly south of the driveway, therefore, the access way will have in practice a width of approximately 3.9m.</p>

E11.7 Development Standards

E16.0 Invermay/Inveresk Flood Inundation Area Code

<p>E16.1 The purpose of this provision is to:</p> <p>(a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;</p> <p>(b) ensure that new development is sited and designed to minimise the impact of flooding; and</p> <p>(c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

<p>Consistent The proposal meets the relevant acceptable solutions under this code.</p>
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E16.6 Use Standards

E16.6.1 Unacceptable uses

<p>Objective: To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.</p>

<p>Consistent The acceptable solutions are met.</p>
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<p>A1 Must not be: (a) Education and occasional care, except in the Inveresk Cultural precinct; (b) Emergency services; or (c) Hospital services.</p>

<p>Complies The proposal is not for any of the above uses.</p>

<p>A2 Must not be Residential, unless: (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts; (b) a multiple dwelling in the Invermay Residential Precinct; or (c) associated with and supporting the educational activities within the Inveresk Cultural precinct.</p>

<p>Complies The proposal complies with (b), is for a multiple dwelling in the Invermay Residential Precinct.</p>

<p>A3 Must not be community meeting and entertainment in the Riveredge Industrial or Inveresk Residential precincts.</p>
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<p>Complies The proposal is not for community meeting and entertainment.</p>

E16.7 Development Standards

E16.7.2 Flood Impact

<p>Objective: To ensure that new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.</p>

<p>Consistent A1 Floor levels of all habitable rooms within the Residential use class must be at least 3.7m AHD.</p>

<p>Complies The finished floor level of the proposed dwelling is 4.75m AHD.</p>
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9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditions are recommended.
Environmental Health	Conditions are recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/01382-LCC, 23/08/2021.
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 11 September to 27 September 2021. Twelve representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1: The proposed site area is dissimilar to the density of existing development on established properties.</p>
<p><i>Response 1:</i> <i>Compatibility does not mean the same as, but rather the capacity of, the proposed density to maintain the character of development in the area. It is considered that the proposed density is compatible with the density of existing development in the area as discussed in the assessment against Clause 10.4.1.</i></p>
<p>Issue 2: The proposal is in conflict with the flood inundation code, particularly Clause 16.7.1.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

Response 2:

The intent of Clause 16.7.1 is to ensure lots are not created for uses other than residential which may be prohibited under the Invermay Flood Inundation Area Code such as Education and occasional care. The future division of the land by strata plan will separate two existing dwelling units approved by the Council on a single title as stated in the acceptable solution under Clause 16.7.1.

Issue 3:

TasWater has confirmed that they will not accept additional stormwater discharge, the service plan does not explain how this condition will be met.

Response 3:

The application has been referred to TasWater. TasWater's advice to the Council's drainage authority is that the combined system does not have the capacity to accept additional flows of stormwater. TasWater's advice is to condition the development to ensure the current service standard of the combined system is not compromised. The Council's Infrastructure Department has included a condition which requires the applicant to provide an on-site detention storage system to ensure the stormwater flow as result of the proposal does not exceed the existing volumes of stormwater discharge. Prior to the commencement of works, the plans and calculations must be submitted to the Council.

Issue 4:

There are inconsistencies in the shadow diagrams. (1) At 9am and 10am the shadows of the proposal fall neatly along the south west fence of No. 23 but the shadows of adjoining single dwellings fall outside the same fence; (2) The shadow impacts to No. 22 Waugh Street are not accurate. The representation includes photos taken in June.

Response 4:

- (1) The shadow angle and height at the western boundary of No. 25 is lower than the existing fence, this is why the shadow stops neatly along the fence. Further, the shadows submitted only highlight areas of shadows within properties at No. 21 and 23 Lytton Street and No. 22 and No. 20 Waugh Street. Other properties are not represented in the study.*
- (2) The shadow diagrams submitted by the applicant are one-dimensional, therefore they do not reflect the angle of the sun in three dimensions. This accounts for the perceived discrepancies between the photos and the plans submitted. The photos do not show the ground at No.22 Waugh Street which would better reflect the one-dimension sun studies. The shadow diagrams have been revised and considered sufficient to demonstrate the overshadowing impact to adjoining properties.*

Issue 5:

Visual impact to adjoining properties.

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

<p><i>Response 5:</i> <i>The proposed dwelling is not considered to result in an unreasonable loss of amenity to adjoining properties by way of visual impacts as discussed in the assessment of Clause 10.4.2.</i></p>
<p>Issue 6: The proposed private open space is not sufficient.</p>
<p><i>Response 6:</i> <i>As assessed in Clause 10.4.3, the proposed areas of private open space are considered able to meet the operational and recreational needs of future occupants.</i></p>
<p>Issue 7: The proposal will result in unreasonable loss of daylight/sunlight to adjoining properties.</p>
<p><i>Response 7:</i> <i>As assessed in Clause 10.4.2, it is considered that the proposal meets the relevant performance criteria and will not cause an unreasonable loss of amenity to adjoining properties.</i></p>
<p>Issue 8: The proposal will increase traffic in the area</p>
<p><i>Response 8:</i> <i>The proposal meets the relevant acceptable solution under Clause E4.5.1 in relation to the impact to the safety and efficiency of roads generated by additional vehicle movements.</i></p>
<p>Issue 9: Overlooking concerns.</p>
<p><i>Response 9:</i> <i>The proposal meets the relevant acceptable solutions at Clause 10.4.6. The proposed balcony at the first level is setback at least 3m from side and rear boundaries. The windows to the northeast and northwest are setback at least 3m from other sites. The ground floor windows facing the southern boundary are associated with rooms with a finished floor level under 1m from natural ground level.</i></p>

Issues that are not Planning Matters:

<p>Issue 1: The area has problems of stormwater and surface water retention.</p>
<p><i>Response 1:</i> <i>Problems with overland stormwater flow between neighbouring properties are generally a civil matter. The Council has limited powers to intervene.</i></p>
<p>Issue 2: The proposal does not fit within the title.</p>

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(Cont'd)

Response 2:

The plans submitted show the proposed driveway measured within the boundaries of the site. The correct location of fences along the boundary is a civil matter between the relevant owners. A standard condition has been included to ensure the site is provided with fences 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. It is the owner's responsibility to ensure these fences are located along the correct boundary of the site.

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.

9.1 DA0416/2021 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling ...(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.



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

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

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre

FILE NO: DA0436/2021

AUTHOR: Maria Chledowska (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Artas Architects
Property:	21 Haig Street, Mowbray
Zoning:	Community Purpose
Receipt Date:	11/08/2021
Validity Date:	31/08/2021
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	12/10/2021
Representations:	Three

STANDARDS REQUIRING DISCRETION

17.4.1 Building height, setback and siting
E4.6.2 Road accesses and junctions
E6.5.1 Car parking numbers
E6.5.2 Bicycle parking numbers
E6.5.4 Motorcycle parking

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 DA0436/2021 Community Meeting and Entertainment - construction of alterations and additions to the migrant resource centre at 21 Haig Street, Mowbray subject to the following conditions:

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Site Plan, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A001-DA01, Dated 11/08/2021.
- b. Staging Plan, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A002-DA01, Dated 11/08/2021.
- c. Ex. Plan, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A100-DA01, Dated 11/08/2021.
- d. Ground Floor Plan, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A120-DA01, Dated 11/08/2021.
- e. Floor Plan Stage 1, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A121-DA01, Dated 11/08/2021.
- f. Floor Plan Stage 2, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A122-DA01, Dated 11/08/2021.
- g. Floor Plan Stage 3, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A123-DA01, Dated 11/08/2021.
- h. North & South Elevations, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A211-DA01, Dated 11/08/2021.
- i. East & Wes Elevations, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A212-DA01, Dated 11/08/2021.
- j. Stage 1 Elevations, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A213-DA01, Dated 11/08/2021.
- k. Stage 2 Elevations, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A215-DA01, Dated 11/08/2021.
- l. Stage 3 Elevations, prepared by Artas Architects, Project Name: MRC Haig Community Space, Project No. 201058, Drawing No. A216-DA01, Dated 11/08/2021.

2. LEGAL TITLE

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

3. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

4. OPERATING HOURS

The operation of the community centre must be confined to:

- a. 6am and 10pm daily
-

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

5. 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.

6. 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.

7. 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.

8. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

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

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

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

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

9. SOIL AND WATER MANAGEMENT PLAN

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

10. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

11. WASTE MATERIALS

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

12. PROTECTION OF STREET TREES

Existing street trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970: Protection of Trees on Development Sites*. The protection works are to be installed prior to the commencement of any other works on the site and are to remain in place until the completion of all other works.

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0436/2021. 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 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>.

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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. Food Premises

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

REPORT:

1. THE PROPOSAL

The proposal is for the construction of alterations and additions to the existing Migrant Resource Centre in Mowbray. The development is proposed in three following stages:

Stage 1:

- the existing main building occupied by the childcare centre to be altered and extended to create a function/training room, open plan office and social/waiting area,
- the existing garage is to be relocated, and
- one crossover off Dineen Street to be removed and the car park to be extended.

Stage 2:

- the existing meeting hall to be altered and extended to create three community support areas, kitchen and store,
- the existing deck and roofed structure is to be relocated near the proposed outdoor area/tranquillity garden along the Haig Street.

Stage 3:

- construction of future function area and playground pod.

The proposal also includes landscaping of the site, provision of a 2.7m wide footpath off Dineen Street to access the main building and a new crossover for delivery vehicles near the community support areas (meeting hall).

The proposal will create 726.9m² of public area and a total floor area of 1,134.6m². The parking will include 19 car spaces, two accessible spaces and 16 bicycle spaces.

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2. LOCATION AND NEIGHBOURHOOD CHARACTER

The property is located on the south eastern corner of Dineen and Haig Streets. It is a square shaped level lot and 3,035m² in area. There are three buildings on the site. There is a main building near the southern boundary used as a child care centre. A double garage is located at the western corner of the site. The third building, a community meeting hall with attached deck, is located to the eastern side near a laneway along the eastern boundary. A playground is located between the buildings. The site has some established gardens and large mature trees.

A sealed car park with two entrances is located off Dineen Street and provides 10 car spaces. The site has two crossovers off Dineen Street and one off Haig Street. Pedestrian access is off Haig Street.

The immediate and surrounding character comprises a combination of residential development and commercial businesses. Invermay Road lies approximately 150m east of the site.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

17.0 Community Purpose Zone

<p>17.1.1 Zone Purpose Statements</p> <p>17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.</p> <p>17.1.1.2 To provide for a range of health, educational, government, cultural and social facilities.</p>
<p>Consistent</p> <p>The proposal is for the alteration and addition of the existing Migrant Resource Centre, which provides a meeting place and activities for immigrants. The use has a Permitted status within the zone and the purpose of the development is to improve the existing facilities.</p>

17.3 Use Standards

17.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.</p>
<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions.</p>

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<p>A1 Operating hours, except for office and administrative tasks, must be between: (a) 6am and 10pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; or (b) 6am to midnight otherwise.</p>
<p>Complies The applicant has stated the use currently operates within the confined hours of 8am and 8:30pm. A condition is recommended to ensure the operating hours comply with the acceptable solution.</p>

17.3.3 Commercial vehicle parking

<p>Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.</p>
<p>Consistent The proposal complies with the applicable acceptable solutions.</p>
<p>A1 Commercial vehicles must be parked within the boundary of the site.</p>
<p>Complies The proposed delivery driveway is off Haig Street and at the front of the meeting hall.</p>

17.4 Development Standards

17.4.1 Building height, setback and siting

<p>Objective: To ensure that building bulk and form, and siting: (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots and surrounding uses.</p>
<p>Consistent The proposal complies with the applicable acceptable solutions except the eastern side setback which satisfies the performance criteria.</p>
<p>A1 Building height must be no greater than 8.5m.</p>
<p>Complies The proposed extension is a single storey structure. The total height will be 3.4m.</p>
<p>A2.1 Setback from a primary frontage must be no less than (a) 6m; or (b) for infill lots, within the range of the setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 17.4.1 below; and Figure 17.4.1 - Primary Frontage Setback for Infill Lots</p>
<p>A2.2 Setback from a frontage other than a primary frontage must be no less than 3m.</p>
<p>Complies A2.1 The primary frontage to Haig Street will not be altered as the proposed extension to the meeting hall will be in line with the existing setback. A2.2 The secondary setback to Dineen Street will be 3.1m.</p>
<p>A3 Setback from side and rear boundaries must be no less than 3m.</p>

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Relies on Performance Criteria

The setback of the community support area building from the eastern side boundary will be a minimum 2.2m and therefore, relies on the performance criteria.

P3 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

Complies

In the assessment of the variation of the eastern side setback to 2.2m the following factors are considered:

- (a) The site is generally flat with a minimal fall from the northern corner;
- (b) The site is a corner square block; the eastern side boundary adjoins the laneway between the site and a residential property at 17 Haig Street;
- (c) The side setback of the dwelling at No. 17 is 2.5m; the surrounding residential development has similar side setbacks;
- (d) The existing meeting hall has a maximum height of 6.4m, the addition will have a maximum height of 5.1m;
- (e) There is no private open space on the subject site;
- (f) The extension will have no impact on the privacy of the dwelling at No. 17. The existing building has a number of windows facing the eastern side and the proposed addition will decrease the window area facing the neighbouring property to two windows;
- (g) Due to the north south orientation of the lots and the buildings there will be no impact on sunlight access to the windows of the habitable rooms of the adjoining lot;
- (h) There is the laneway that separates both properties, therefore no screening is considered necessary;
- (i) The minor reduction of the side setback will not change the character of the area. The surrounding area is developed with mostly single and multiple dwellings with similar side setbacks.

In summary, it is consider that the proposed minimum 2.2m side setback will not cause unreasonable loss of amenity of occupiers of the adjoining lot at No. 17.

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E4.0 Road and Railway Assets Code

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

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

<p>Objective:</p> <p>To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p>Relies on Performance Criteria</p> <p>The annual daily traffic of vehicles movements at the access off Dineen Street will increase more than 20% per day.</p>
<p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
<p>Complies</p> <p>The increase in vehicle traffic at the existing access of Dineen Street will not impact on the efficiency of the road taking into account the following:</p> <ul style="list-style-type: none"> (a) the traffic generated by the use of the site will be spread during a day; (b) the users of the site are usually families visiting the site in various times; (c) the existing access is to be widened in accordance with the current standards; (d) Dineen Street is a suburban road with capacity to accommodate traffic increase from the site;

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- (e) speed limit is 50km/h with low traffic flow;
- (f) the existing second access of the Dineen Street is to be removed to provide one safe and efficient access to and from the site;
- (g) the purpose of the proposal is to improve the existing facilities;
- (h) no traffic impact assessment was submitted;
- (i) the proposed changes in the accessing of the site were assessed by a Council's road engineers.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

<p>Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.</p>
<p>A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>
<p>Relies on Performance Criteria The proposal will remove one crossover off Dineen Street, however, it will add a delivery driveway off Haig Street.</p>
<p>P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.
<p>Complies An addition of the delivery driveway will have no impact on safety and efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the new access is created for delivery vehicles, which are associated with the operation of the centre. These vehicles will be light fleet and private cars to deliver food or other goods directly to the buildings located on the eastern side of the site. (b) Haig Street is a suburban road with a local traffic; (c) Speed limit is 50km/h with low residential traffic movement; (d) There is currently no vehicle access onto Haig Street. The lot has 57m of frontage and the proposal to construct a crossover within this frontage is considered appropriate due to the size of the property. (e) The proposed access onto Haig Street will provide vehicle access directly to the buildings located on the eastern side of the site;

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- (f) A traffic impact assessment is not considered necessary due to the nature of the use.
- (g) The application was referred to the Council's road authority and no concerns were raised in relation to the proposed new crossover.

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

<p>Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>
<p>Consistent The proposed crossover complies with the acceptable solutions.</p>
<p>A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>
<p>Complies The required site distances for 50km/h speed are 50m. This is easy achieved at the Haig Street crossover.</p>

E6.0 Parking and Sustainable Transport Code

<p>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.</p>
<p>Consistent The proposal provides an appropriate level of parking facilities for vehicles and bicycles with access for cars and cyclists being safe and adequate. Parking spaces and accesses meet appropriate standards.</p>

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
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<p>Consistent The car parking number satisfies the performance criteria.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Relies on Performance Criteria Table E6.1 requires one space per 20m² of floor area available to the public for Community and entertainment use. The proposed public area is 726.94m², therefore, 37 car spaces are required. There are 17 car parking spaces plus two spaces located within the garage. Assessment against the performance criteria is required.</p>
<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) an assessment of the actual car parking demand determined in light of the nature of the use and development; (g) the effect on streetscape; and (h) the recommendations of any traffic impact assessment prepared for the proposal; or <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the locality; or <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>

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Complies

The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) There is no off-road public car parks within walking distance to the site,
- (b) The ability of multiple users to share spaces because of:
 - (i) users of the car park will vary depending on the program and activities on the site; some activities may occur during evenings after the office hours;
 - (ii) Not Applicable;
- (c) The site is located 167m from Invermay Road where public transport is available;
- (d) There are existing and proposed buildings, car park, landscaping and outdoor areas on the site that are relevant to the functioning of the centre. The application proposes to increase the parking to provide an addition nine car parking spaces;
- (e) The surrounding streets with residential traffic are able to accommodate parking generated by the users of the centre if such need eventuates;
- (f) A car parking assessment was not provided with the application, however, the Migrant Resource Centre serves different customers and users at the different time of a day; demand for car parking will vary on the operation of the centre and the program of activities and functions
- (g) The extended car parking will have a similar visual impact on streetscape as the existing car park;
- (h) A traffic impact assessment was not submitted with the application and was not considered necessary.

Based on the assessment above it is, therefore, considered that the proposed car parking is appropriate to meet the needs of the use.

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

Complies

Two accessible car parking spaces are provided.

E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

The proposed number of bicycle spaces is appropriate for the use of the site.

A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.

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<p>Relies on Performance Criteria Table E6.1 requires one space per 50m² gross floor area, therefore, the 18 spaces is required. The proposal provides 16 spaces on the site. As the surrounding area is residential there are no bicycle parking spaces within 50m of the site.</p>
<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the likely number and characteristics of users of the site and their opportunities and likely need to travel by bicycle; (b) the location of the site and the likely distance a cyclist needs to travel to reach the site; and (c) the availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
<p>Complies Bicycle parking spaces are be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) a large proportion of users of the site will be families with children who will find it difficult to travel to the centre on a bicycle, it is considered that the majority of these users are likely to either walk, drive or arrive by public transport and, therefore, the 16 spaces will be satisfactory for the use; (b) the distance will vary for individuals depending on their place of living (c) there are no parking facilities for bicycles in the proximity. <p>It is considered that given the nature of the use of the site as a community centre which offers a variety of activities the provision of 16 bicycle spaces on the site is sufficient.</p>

E6.5.4 Motorcycle parking

<p>Objective: To ensure that motorcycle parking is provided to meet the needs of the use.</p>
<p>Consistent The proposal complies with the performance criteria.</p>
<p>A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.</p>
<p>Relies on Performance Criteria Two motor parking spaces are required and not provided with the proposal.</p>
<p>P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the availability and accessibility of motorcycle parking spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

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Complies

It is considered that a large proportion of the sites users will be families with children and unlikely to be arriving by motorcycle. Anyone travelling to the site by motorcycle can utilise the car parking spaces or any available on road parking spaces.

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 car parking will be constructed to appropriate standards.

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.

Complies

All parking, access ways, manoeuvring and circulation spaces will have: (a) have a gradient of less than 10%; (b) be formed and paved and (c) be drained to the public stormwater system.

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 car parking is designed to provide safe and efficient parking.

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.

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<p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies Car parking, access ways, manoeuvring and circulation spaces will: (a) provide for vehicles to enter and exit the site in a forward directions; (b) have a width of vehicular access in accordance with 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; and (e) have a vertical clearance greater than 2.1m above the parking.</p>

E6.6.3 Pedestrian access

<p>Objective: To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p>Consistent The proposal meets the acceptable solutions.</p>

E6.6.5 Bicycle facilities

<p>Objective: To ensure that cyclists are provided with adequate facilities.</p>
<p>Consistent The proposal complies with the acceptable solutions.</p>
<p>A1 Uses that require five or more bicycle spaces by Table E6.1 must provide one shower and change room facility on site, with one additional shower and change room on site for each 10 additional bicycles spaces required.</p>
<p>Complies The shower and change room are provided in the main building.</p>

E6.6.6 Bicycle parking and storage facilities

<p>Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.</p>
<p>Consistent The proposal complies with the acceptable solutions.</p>
<p>A1 Bicycle parking and storage facilities for uses that require five or more bicycle spaces by Table E6.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from the main entrance; (c) be visible from the main entrance or otherwise signed; and

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(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.
Complies Bicycle parking will be: a) accessible from the road; (b) be located within less 5m from the main entrance; (c) be visible from the main entrance and (d) be available and adequately lit during the times they will be used.
A2 Bicycle parking spaces must: (a) have minimum dimensions of: (i) 1.7m in length; and (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.
Complies Bicycle parking spaces will have: (a) have minimum dimensions of: (i) 1.7m in length; and (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of at least 2m and a gradient less than 5% from a road, and (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.

4. REFERRALS

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

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5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 4 September 2021 to 20 September 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.

<p>Issue 1: Previous complaints regarding a noise created by the users of the centre, music, particularly drums, slamming doors until very late at night. Intervention of police and the Council in the past.</p>
<p><i>Response 1:</i> <i>The past incidents that occurred at the site are not relevant to this application. The operating hours have been assessed at Clause 17.3.1.</i></p>
<p>Issue 2: Request that a 10pm curfew be imposed/maintained on any entertainment that may break the peace and not allow it to go on continuously, night after night, seven days a week.</p>
<p><i>Response 2:</i> <i>A condition is recommended to ensure operating hours will comply with the acceptable solution which is 6:00am - 10:00pm daily.</i></p>
<p>Issue 3: The operation of the centre creates constant and annoying noise that can be heard at the neighbour's house. The representor complaints about noise caused by drumming practise between 10.30am and 12.30pm on Sunday.</p>
<p><i>Response 3:</i> <i>Although it is acknowledged that the music and other activities may be annoying to some residents, it is also acknowledged that the Community Purpose zone is designated for such use, which is a permitted use. The operating hours comply with the acceptable solutions taking into account the surrounding residential development. Should noise from the centre become a nuisance to adjoining properties there are mechanisms, under the Environmental Management Pollution and Pollution Control Act (EMPCA), to address this.</i></p>

6. CONCLUSION

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

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

9.2 DA0436/2021 - 21 Haig Street, Mowbray - Community Meeting and Entertainment - Construction of Alterations and Additions to the Migrant Resource Centre ...(Cont'd)

ATTACHMENTS:

1. Locality Map - 21 Haig Street, Mowbray (*electronically distributed*)
 2. Submitted Plans with 3D Views - 21 Haig Street, Mowbray (*electronically distributed*)
 3. List of Users and Timetable of the Centre - 21 Haig Street, Mowbray (*electronically distributed*)
 4. Endorsed Plans - 21 Haig Street, Mowbray (*electronically distributed*)
 5. Representations - 21 Haig Street, Mowbray (*electronically distributed*)
-

9.3 DA0102/2020 - Amendment 62 - Rezone Part 3-7 George Street, Launceston from Particular Purpose PPZ-7 to Urban Mixed Use; Bulky Goods Sales - Change of Use to Showroom (Auction House)

FILE NO: DA0102/2020/SF7104

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 12 August 2021 - Agenda Item 9.4 - Amendment 62 - rezone part 3-7 George Street, Launceston from Particular Purpose PPZ 7 - Boags Brewery to Urban Mixed Use and approved DA0102/2020 for Bulky Goods Sales - Change of Use to Showroom (Auction House) at 3-7 George Street, Launceston.

RECOMMENDATION:

That Council:

1. in accordance with former section 39(2) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that no representations were received during the public exhibition period for Amendment 62; and
 2. in accordance with former section 43F(6) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that no representations were received during the public exhibition period for DA0102/2020; and
 3. provides advice to the Tasmanian Planning Commission that Amendment 62 be approved as certified and exhibited.
-

Please Note:

Councillors are advised that under Schedule 6 - Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015 - Parts 2A and 3 of the former provisions remain in force until a Local Planning Schedule comes into effect for the municipal area.

The recommendation has, therefore, been made under those transitional provisions.

9.3 DA0102/2020 - Amendment 62 - Rezone Part 3-7 George Street, Launceston from Particular Purpose PPZ-7 to Urban Mixed Use; Bulky Goods Sales - Change of Use to Showroom (Auction House) ...(Cont'd)

REPORT:

An application was made under section 33(1) of the *Land Use Planning and Approvals Act 1993* (the Act) by Rebecca Green and Associates for the amendment to the Launceston Interim Planning Scheme 2015.

Council initiated the planning scheme amendment at its Meeting of 12 August 2021. The proposed amendment was exhibited from 25 August until 22 September 2021. The amendment appeared in *The Examiner* on three separate occasions: 25 and 28 August and 18 September 2021.

No representations were received during this period.

In accordance with section 39(2) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission to advise that no representations were received and to make recommendations in regard to the draft amendment.

CONCLUSION

No errors have been identified in the draft amendment and no corrections are considered necessary, accordingly, it is appropriate that the amendment be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

9.3 DA0102/2020 - Amendment 62 - Rezone Part 3-7 George Street, Launceston from Particular Purpose PPZ-7 to Urban Mixed Use; Bulky Goods Sales - Change of Use to Showroom (Auction House) ...(Cont'd)

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

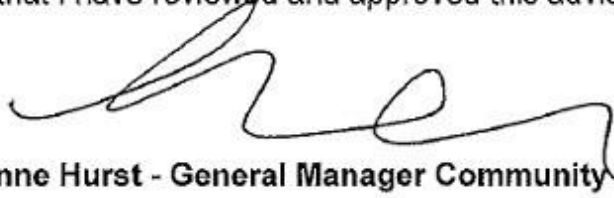
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Instrument of Certification
-

Council Meeting -Agenda Item 9.4 - Instrument of Certification - 21 October 2021

Launceston Interim Planning Scheme 2015

AMENDMENT

Amendment of 3-7 George St to Urban Mixed Use

Amend the interim planning scheme maps as below:



Zoning



Urban Mixed Use

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


Michael Stretton
Chief Executive Officer

10 ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Wednesday 6 October 2021

- Attended the opening race meeting for Tasmanian Turf Club

Friday 8 October 2021

- Attended the 50th birthday celebrations for the Launceston Library
- Officiated at the welcome event for *Sustainable Living Festival 2021*

Saturday 9 October 2021

- Attended the *Northern Tasmania Football Association's Premier Division presentation dinner 2021*

Sunday 10 October 2021

- Officiated at the opening of the Launceston 2021-2022 lawn bowls season, Launceston Bowls Club

Monday 11 October 2021

- Officiated at the *Seniors Morning Tea*, Northern Suburbs Community Centre, Newnham

Tuesday 12 October 2021

- Chaired the *Launceston Competitions Annual General Meeting*

Wednesday 13 October 2021

- Hosted the annual *Order of Australia Association* reception
- Attended the season launch at Invermay Bowls Club

Thursday 14 October 2021

- Welcomed delegates to the *Independent Living Centre Conference*
 - Attended the launch of *Sally's Ride 2021*
-

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

Friday 15 October 2021

- Officiated at the *Seniors Morning Tea*, Starting Point Neighbourhood House, Ravenswood

Saturday 16 October 2021

- Officiated at *White Ribbon* Event at UTAS Stadium
- Attended the 143rd official opening for the *Tamar Yacht Club*
- Attended the 175th anniversary of *Launceston Church Grammar School*

Monday 18 October 2021

- Attended the 40th anniversary celebrations of the *Rotary Club of Youngtown*

Tuesday 19 October 2021

- Conducted a public citizenship ceremony for 148 conferees

Wednesday 20 October 2021

- Visited *St Leonards Primary School* to speak with students
-

11 COUNCILLORS' REPORTS

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

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

12.1.1 Councillors' Questions on Notice - Councillor D C Gibson - Civic Square Pavers - Council Meeting - 6 October 2021**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting on 6 October 2021 by Councillor D C Gibson, has been answered by Ms Tracey Mallett (Manager Liveable Communities).

Questions:

1. Can we be provided with an update on the progress of the replacement of the pavers in Civic Square?

Response:

Following some concerns raised last year about the historical integrity of a few of the historic timeline pavers within Civic Square, significant work has been undertaken to verify, update and add to these to ensure the historical facts encapsulate local Aboriginal history and more recent historical facts. Councillors were presented with proposed changes, removals and costings for this at a Council Workshop in July 2021. A further Workshop will be undertaken to review the proposed changes and budget considerations.

12.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13 COMMITTEE REPORTS**13.1 Northern Youth Coordinating Committee Meeting - 7 September 2021****FILE NO:** SF0136**AUTHOR:** Claudia Taylor (Youth Development Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To receive and consider a report from the Northern Youth Coordinating Committee's regular meeting held on 7 September 2021.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 7 September 2021.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Tuesday, 7 September 2021 and the following business was conducted:

- A presentation by Cornerstone Youth Service, Headspace, about the upcoming Mental Health Week event. The event is a *Youth Maker's Market*, run by headspace Youth Reference Group and is being held at the Windsor Community Precinct, 1 Windsor Drive, Riverside on Saturday, 23 October 2021.
- A written update from the Youth Network of Tasmania was provided on the release of State Government's Tasmania's Child and Youth Wellbeing strategy, *It Takes a Tasmanian Village* and the State Budget allocation of \$100m to implement the actions it outlines.
- Youth Network of Tasmania also is working on a formal submission to Raise the Age of Criminal Responsibility in Tasmania from 10 years of age to 14 years of age. Feedback has been collated from across the Tasmanian youth sector and local government areas to include in this submission.
- A written update from West Tamar Council on their Youth Summit event, aimed at drawing local government youth councils together across to the State to share and generate new ideas for their community as well as hear from key note speakers.

ECONOMIC IMPACT:

Not considered relevant to this report.

**13.1 Northern Youth Coordinating Committee Meeting - 7 September 2021
...(Cont'd)**

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Area:

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

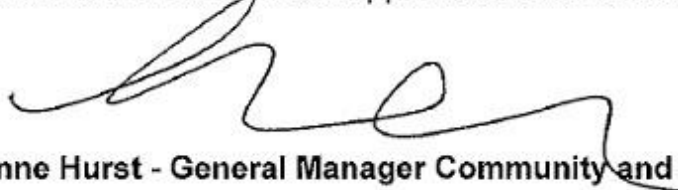
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

13.2 Launceston Access Advisory Committee Meeting - 8 September 2021**FILE NO:** SF0025**AUTHOR:** Tracey Mallett (Manager Liveable Communities)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To receive and consider a report from the Launceston Access Advisory Committee Meeting 8 September 2021.

RECOMMENDATION:

That Council receives the report from the Launceston Access Advisory Committee Meeting held on 8 September 2021.

REPORT:

The Launceston Access Advisory Committee had a very busy Agenda at its meeting of 8 September 21 with a total of five presentations. This is very much in line with the desire of the Committee to be exposed to strategic projects and conversations well ahead of final decision making so that accessibility considerations are factored in early in the process.

The first presentation was from Dr John Ralph of Ascent Fitness, who talked about his efforts to ensure the Launceston Urban Fringe Trail (LUFT) is as accessible as possible to wheelchair based people who wish to engage in fitness activities. He has had good support from City of Launceston, although will continue to advocate for greater accessibility on some footpaths and other trails.

The second presentation was from Cameron Smith, Smart City Project Officer at the City of Launceston who talked about some of the findings from the trial of digital bus signage in St John Street. There have been some challenges and some vandalism but good suggestions were put forward to help with the trial.

The third presentation was from Maddie Brough, Marketing and Promotions Officer at the City of Launceston who talked about accessible communications. The Council's digital communications are not all compliant with Web Content Accessibility Guidelines (WCAG) 2.0 (a national standard) and so Maddie outlined a plan to improve this, with particular focus on both internal and external communications streams, both digital and print.

13.2 Launceston Access Advisory Committee Meeting - 8 September 2021 ...(Cont'd)

The fourth presentation was from Dan Ryan, of Event Connections who spoke to the Committee about the upcoming Tasmanian Disability Festival. This Committee has sponsored the *Excellence in Community Accessibility Award*. Dan spoke about the Gala Dinner, the Awards, the interactive Expo at Woolmers on Saturday, 4 December, the Art Exhibition and Prize and *Access* magazine - all of which provides opportunities for people with disabilities in Northern Tasmania to excel.

The fifth presentation was from Jaime Parsons, Team Leader Place Making at the City of Launceston, who presented the latest concept designs on City Heart Stage 2 - the upgrade of St John Street and Paterson Streets. This was in line with the community consultation that was underway at the time.

Other matters raised and discussed included:

- the addition of two extra accessible parking bays in the CH Smith carpark for people accessing ServiceTas to use. There are no accessible bays on Charles Street in this vicinity due to gradient of the road.
- some concerns that have been raised about accessibility of the new parking meters in the Launceston CBD. The issues and responses from City of Launceston were circulated.
- the inconsistent placement of QR codes inside businesses. Following some investigation by City of Launceston workplace health and safety officers, there is no standard for the placement of these signs which makes it very difficult for people with a vision impairment, or who are wheelchair bound. The Council's officers will continue to advocate for the development of guidelines around this and consider the placement within all the Council's facilities.
- following the recent announcement of an e-scooter trial in Launceston, there were some concerns about the use of these in locations which may impact on people with disabilities. Trial operators will be invited to speak on this topic to the next Access Committee Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

**13.2 Launceston Access Advisory Committee Meeting - 8 September 2021
...(Cont'd)**

SOCIAL IMPACT:

The City of Launceston's Access Framework for Action is committed to work with the community and other key stakeholders to meet the vision of an inclusive municipality where people of all abilities are encouraged and enabled to lead satisfying, fulfilling and contributory lives. It is important that the Access Advisory Committee applies strategic input to matters that have a social impact on community members of all abilities.

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.

Access Framework for Action 2020 - 2024


BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

13.3 Cultural Advisory Committee Meeting - 29 September 2021**FILE NO:** SF7357**AUTHOR:** Mengda Liu (Cultural Development Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Cultural Advisory Committee Meeting held 29 September 2021.

RECOMMENDATION:

That Council receives the report from the Cultural Advisory Committee Meeting held on 29 September 2021.

REPORT:

The inaugural Meeting of the Cultural Advisory Committee was held on 29 September 2021, with a high level of enthusiasm and thoughtful engagement. As the newest Advisory Committee in the City of Launceston, the Cultural Advisory Committee members reiterated their commitment to providing the City of Launceston with strategic advice on the City's cultural development.

Council's Deputy Mayor and Cultural Advisory Committee Chairperson, Councillor Danny Gibson, welcomed the Committee members and provided a brief outline of the Agenda for the Meeting. Each of the Committee members introduced themselves and briefly described their interest in cultural development.

A presentation on the development of the City of *Launceston's Cultural Strategy 2020 - 2030*, including the creation of the Cultural Advisory Committee and the Terms of Reference, was delivered by the City of Launceston's Cultural Development Officer, Mengda Liu.

Significant open discussion on matters pertaining to art in public space (public art) in the City of Launceston was followed by an update of the recently adopted Interim Art in Public Space Policy from the Cultural Place Development Officer. This included the formalisation of a potential public art working group in order to assist with assessing public art proposals.

13.3 Cultural Advisory Committee Meeting - 29 September 2021 ...(Cont'd)

The open discussion section ended with the unveiling of a potential busking competition event in early 2022. The City of Launceston has initiated a project that aims to provide an opportunity for performers (musicians, comedians, dancers, poets, artists, magicians, clowns, jugglers and human statues) who are keen to showcase their skills on the City's streets. It is proposed to be a free-to-attend event for everyone to enjoy which will enhance the life and business of Launceston's CBD.

In general business, the Chair recommended that the Cultural Strategy's strategic focus area 5 *Build and Extend Partnerships* should be discussed at the next Meeting in December and one other strategic focus area would be scheduled per subsequent Meeting.

The final Agenda Item was the proposed time, date and venue for the upcoming Cultural Advisory Committee Meetings. All suggestions were taken on board.

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 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:

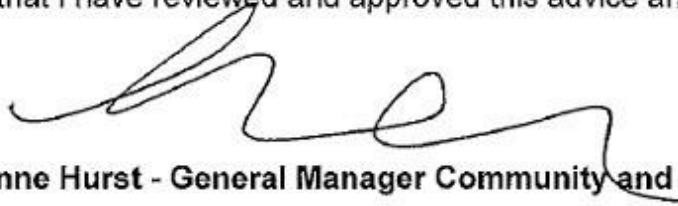
Not considered relevant to this report.

13.3 Cultural Advisory Committee Meeting - 29 September 2021 ...(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.



Leanne Hurst - General Manager Community and Place 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)

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 14 and 21 October 2021:

Storage Facilities for Launceston's Homeless

Councillors provided feedback on the storage proposal by Striking it Out.

Albert Hall Renewal Project Update

Councillors discussed the Albert Hall Renewal Project.

2022 Council and Workshop Schedule

Councillors discussed proposed 2022 Council and Workshop Meeting dates.

State of the City Report

Councillors discussed the State of the City of Launceston Report 2020-2021.

Draft Launceston Transport Strategy 2020-2040

Councillors discussed the public consultation outcomes and intended actions of the Draft Launceston Transport Strategy 2020-2040.

Long Term Financial Plan and Strategic Asset Management Plan Review

Councillors received an update on the review of the Long Term Financial Plan and the Strategic Management Asset Management Plan.

Launceston Place Brand Implementation Update

Councillors were presented with an update on the Launceston Place Brand.

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

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.

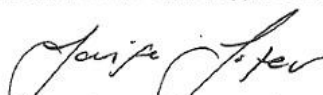
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

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

18.1 Launceston Flood Authority Quarterly Report - July to September 2021

FILE NO: SF4493

AUTHOR: Debbie Pickett (Personal Assistant Infrastructure and Assets Network)

GENERAL MANAGER: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To receive the Launceston Flood Authority Quarterly Report - July to September 2021.

RECOMMENDATION:

That Council, in accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020*, receives the Launceston Flood Authority Quarterly Report, July to September 2021 (ECM Document Set ID 4620854).

REPORT:

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020*, the Authority must submit a quarterly report to the Council for the periods ending March, June, September and December.

The report for the period ending September 2021 provides an overview of the Launceston Flood Authority's operational activities, financial position and key priorities for the next quarter (Attachment 1).

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

**18.1 Launceston Flood Authority Quarterly Report - July to September 2021
...(Cont'd)**

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Launceston Flood Authority Quarterly Report - July to September 2021
-

Attachment 1 Launceston Flood Authority Quarterly Report - July to September 2021**Quarterly Report - July to September 2021**

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020* the Authority must submit a quarterly report to Council for the periods ending March, June, September and December. This report is for the period ending September 2021.

Key priorities for the coming quarter

- Development of Budget forecasts for the next three years
- Develop a Flood Protection Asset Management Plan and Long-Term Financial Plan over the next calendar year.
- Development of a flood levee protection system risk assessment

Operational and Compliance Activities

Required monitoring, inspection and testing regimes progressed as scheduled.

Council officers hosted three specialist engineers from the WSP consultancy firm (20 - 24 September 2021) for a joint visual inspection of our flood levee system. WSP were engaged to develop an appropriate and tailored risk assessment framework for ease of application by the City of Launceston staff into the future.

Current Works**Invermay Levee**

A short section of steel piling at the earth/concrete transition zone at the intersection of Charles Street Bridge and Lindsay Street has been added to complement the underflow seepage cut-off provided by existing vinyl piles in the location. During this intervention, bentonite slurry was also injected into identified voids below the concrete foundations to eliminate the risk of levee failure. With improved weather conditions, reinstatement of the earth levee with topsoil and grass seeding will follow.

An old cast iron penstock has been replaced with a new stainless penstock located in the pit north-east of Tamar Street Bridge. Operating the penstock at footpath level as opposed to on top of the raised pit has improved safety for the CoL field staff.

Mowbray Levee

Renewal of two big penstocks at Hope Street was completed in September. It is planned to replace the old and unsafe concrete-filled gatic access covers including the concrete lids.

Kings Wharf Levee - Due to the current unavailability of specialist contractors, there has been a delay to rectify a defective metal strip and rubber seal on the Forster Street floodgate. The work will involve removing the floodgate with a crane, placing it on the ground and refitting the seal.

Flood Emergency Preparedness Planning**Mobile High Volume Pumps**

The landside area at Churchill Park suffers from internal flooding when tide flaps and penstocks are closed in a flood emergency. A periodic contractor has been engaged



Quarterly Report - July to September 2021

to construct a raised safe working platform for placing one of the three high volume pumps. This will eliminate working in flood water during emergency response in the low lying location at the northern end of Churchill Park Drive. It is expected the works will commence in mid-October 2021.

Railway Floodgate Closure - East Launceston Levee

Discussions were recently held with TasRail regarding redesigning the way the two floodgates situated in the Railyards are operated in an emergency. Currently, the floodgates are operated by contractors and we would like to bring that in-house, as well as eliminating the need to lift off a section of the railway line, removing and reinstating ballast. Design options are under consideration.

Financial Position

- Grant revenue was \$15,000 higher than budget for the first quarter of the 2021/2022 year.
- Labour, materials and depreciation are \$7,000 less than budget in the first quarter of 2021/2022.
- The overall result for the three months to 30 September 2021 was a \$22,000 favourable variance.

Summary of performance

The Authority has held three Board Meetings in 2021 to consider operational and financial reports as at 31 August 2021. All the required monitoring, inspection and testing regimes are progressing well and will soon be completed. The LFA Annual Report has been completed and will be presented to a Council meeting in October 2021.

A handwritten signature in black ink, appearing to read "Greg Preece", with a long horizontal line extending to the right.

Greg Preece, Chair - Launceston Flood Authority

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 2021/2022 Budget - Budget Amendments****FILE NO:** SF681/SF7334**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2021/2022 Statutory Estimates.
A decision for Recommendation 1. requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).
2. consider adjustments made during 1 July to 30 September 2021 by the Chief Executive Officer to the 2021/2022 Budget.

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) and by an absolute majority, approves the following changes to the 2021/2022 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$6,930.
 - (b) Expenses
 - i. the net increase in operations expenditure of \$48,300.
 - (c) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$6,930.
 - ii. the increase in the Council's funded expenditure of \$48,300.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$11,397,455 (including capital grants of \$18,592,049) for 2021/2022.
 - (b) the capital budget being decreased to \$41,599,428 for 2021/2022.
 3. pursuant to section 82(7) of the *Local Government Act 1993* (Tas), receives the Chief Executive Officer's report on adjustments to the 2021/2022 budget for the period 1 July to 30 September 2021.
-
-

19.1 2021/2022 Budget - Budget Amendments ...(Cont'd)

REPORT:

1. Budget Amendments

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

	Operations \$'000	Capital \$'000
Statutory Budget as at 2021/2022	(5,371)	24,831
Adjustments approved by Council to 01/07/2021	16,810	16,810
Balance Previously Advised as at 01/07/2021	11,439	41,641
 <u>Amendments</u>		
Additional Council Funds	0	0
Capital to Operations	(51)	(51)
Operations to Capital	3	3
External Funds	7	7
External Funds Not Received	0	0
Statutory Budget as at 30/09/2021	11,398	41,600
Deduct Capital Grants and Contributions	(18,592)	
Underlying Operating Budget Surplus/(Deficit)	(7,194)	

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure.

Details of the amendments are as follows:

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24176	Carr Villa Burial Site Preparation	\$10,000	\$10,000	\$0	\$0
OP49946	Carr Villa Cemetery Maintenance	\$89,758	\$0	\$10,000	\$99,758
	TOTALS	\$99,758	\$10,000	\$10,000	\$99,758

The project scope of works:

The scope of works of the Carr Villa Burial Site Preparation project is primarily earth moving works.

19.1 2021/2022 Budget - Budget Amendments ...(Cont'd)

As these costs are not Capital in nature, the project budget will need to be moved into Operations and future costs will be expensed.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24340	IT Corporate Software Additions 2021/2022	\$189,117	\$41,000	\$0	\$148,117
OP22570	Applications - IT Department	\$23,110	\$0	\$41,000	\$64,110
	TOTALS	\$212,227	\$41,000	\$41,000	\$212,227

The project scope of works:

Transfer of budget to fund the payment of a 2021/2022 subscription of a *Live Tiles Intranet* product.

Capital to Operations	Operations	Capital
Carr Villa Burial Site Preparation	\$10,000	(\$10,000)
IT Corporate Software Additions 2021/2022	\$41,000	(\$41,000)
TOTAL	\$51,000	(\$51,000)

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL.10.0.1190.1000.38315	Training Registration Fees - Procurement	\$4,000	\$2,000	\$0	\$2,000
GL.10.0.9760.1000.61005	Expert Advice - Store	\$2,000	\$700	\$0	\$1,300
CP24346	Warehouse Racking Remount Store	\$0	\$0	\$2,700	\$2,700
	TOTALS	\$6,000	\$2,700	\$2,700	\$6,000

The project scope of works:

The procurement team will be purchasing racking in order to clear the floor area of the Remount Store. This will reduce safety hazards while creating additional storage.

The cost of this racking has been quoted at \$2,700. Funding is to be transferred from savings within Operations in order to fund this project.

19.1 2021/2022 Budget - Budget Amendments ...(Cont'd)

Operations to Capital	Operations	Capital
Warehouse Racking Remount Store	(\$2,700)	\$2,700
TOTAL	(\$2,700)	\$2,700

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

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL.10.0.1075. 1000.12160	Capital Grants - Roads	(\$2,234,310)	\$6,930	\$0	(\$2,241,240)
CP24224	Howick Street Rehabilitation	\$0	\$0	\$6,930	\$6,930
	TOTALS	(\$2,234,310)	\$6,930	\$6,930	(\$2,234,310)

The project scope of works:

There is a need to recognise an additional \$6,930 of external funds to align budget with the City of Launceston annual Roads to Recovery (R2R) allocation of \$1,206,930.

External Funding	Operations	Capital
Howick Street Rehabilitation	(\$6,930)	\$6,930
TOTAL	(\$6,930)	\$6,930

2. Chief Executive Officer's Report on Adjustments

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy (12-PI-001), adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

19.1 2021/2022 Budget - Budget Amendments ...(Cont'd)

The following capital project adjustments have occurred in the period 1 July to 30 September 2021:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24328	Major Roads Reconstruction Program	\$3,200,000	\$1,789,070	\$0	\$1,410,930
CP24181	William Street Rehabilitation Works	\$0	\$0	\$1,000,000	\$1,000,000
CP24224	Howick Street Rehabilitation	\$6,930	\$0	\$789,070	\$796,000
	TOTALS	\$3,206,930	\$1,789,070	\$1,789,070	\$3,206,930

The project scope of works:

The reallocation of funds from the Major Roads Reconstruction Program into individual Capital Projects.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

19.1 2021/2022 Budget - Budget Amendments ...(Cont'd)

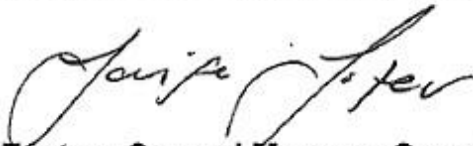
BUDGET & FINANCIAL ASPECTS:

As per the report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

19.2 Lease - Invermay Bowls and Community Club Inc.

FILE NO: SF0857

AUTHOR: Tricia De Leon-Hillier (Lease and Licencing Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing part of an area of land situated at 2 Invermay Road, Invermay (CT180240/2) known as Invermay Park to the Invermay Bowls and Community Club Inc.

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council, by absolute majority, pursuant to section 178 of the *Local Government Act 1993* (Tas):

1. leases a parcel of land situated at 2 Invermay Road, Invermay (CT180240/2) known as Invermay Park to the Invermay Bowls and Community Club Inc. as marked on the plan below:



19.2 Lease - Invermay Bowls and Community Club Inc. ...(Cont'd)

2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
 - the term shall be five years commencing on 1 October 2021 or as determined by the Chief Executive Officer.
 - the lease amount shall be \$1 per annum if demanded;
 - tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water and sewerage;
 - building and contents insurance; and
 - other service charges if any.
 - tenant shall continuously maintain:
 - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation;
 - and keep clear all noxious growth from premises;
 - building in good and reasonable order; and
 - public liability insurance of at least \$20 million.
 - the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
 3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
 4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
-

REPORT:

The Invermay Bowls and Community Club Inc. (IBCC) is located along Forster Street, Invermay opposite the Elizabeth Gardens. The Committee and the Council first established the club in December of 1909 along with tennis courts and a croquet lawn. By early 1960s a new club pavilion was built which is still in operation to this day as a bowling club.

19.2 Lease - Invermay Bowls and Community Club Inc. ...(Cont'd)

The Club's Centenary celebrations in 2009 included a civic reception along with an open day and a host of memorabilia on show as they have a proud history of successful bowlers. The IBCC continues to grow in membership and has remained competitive over the years. The Club is honoured to have Rebecca Van Asch, who is one of Tasmania's most decorated bowlers as well as a dual Commonwealth Games Gold medallist and three times world champion, as one of their long standing members. Rebecca has been a member of the IBCC since 1998 and in 2020 she was selected for the 2020 World Outdoor Bowls Championship in Australia. Currently the IBCC has over 70 full bowling club members and just over 160 social members.

The IBCC is a fully licenced club and currently holds a Level 3 Good Sports Accreditation. Volunteer staff manage the Club and they assist and serve several organisations such as Reclink Australia, Bowls Tasmania, Tasmanian Railway Institute, Launceston Jazz Club and the Windmill Hill Lions Club. The Club has been at this site for over 60 years and their current lease has expired.

The IBCC has requested a renewal of their lease agreement. The Club continues to be a model tenant and have always maintained their independence over the years by paying for utility and other service charges at the site. It is, therefore, recommended that Council grant a five year lease at nominal rent with the lessee to cover all charges in respect of power usage, water and sewerage. This is in line with all other sporting clubs and those non for profit community groups with lease agreements with the Council.

The State Government is currently working with the Council in respect to the establishment of Stadiums Tasmania, which will ultimately assume ownership of the stadium and surrounds. It has still not been determined whether the IBCC site will be included in the land transfer, however, the State Government has consented to the Council entering this lease. Discussion in respect to ownership will continue between the Council and the State Government and will include liaison with the IBCC.

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

ECONOMIC IMPACT:

There is no economic impact with this proposal.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

19.2 Lease - Invermay Bowls and Community Club Inc. ...(Cont'd)

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

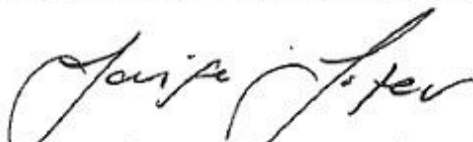
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

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 Council Meeting Schedule 2022

FILE NO: SF0095

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

DECISION STATEMENT:

To consider the Council Meeting, Workshop and Annual General Meeting Schedule for 2022.

Pursuant to regulation 6(1) of the Local Government (Meeting Procedures) Regulations 2015 Recommendation 2. requires an absolute majority of Council.

RECOMMENDATION:

1. approves the following Council Meeting, Workshop and Annual General Meeting Schedule for 2022:

DAY	DATE	MEETING	TIME
Council in Recess from 17 December 2021 to 20 January 2022			
JANUARY			
Thursday	20 January	Workshop	9.00am
Thursday	27 January	Council	1.00pm
FEBRUARY			
Thursday	3 February	Workshop	9.00am
Thursday	10 February	Council	1.00pm
Thursday	17 February	Workshop	9.00am
Thursday	24 February	Council	1.00pm
MARCH			
Thursday	3 March	Workshop	9.00am
Thursday	10 March	Council	1.00pm
Thursday	17 March	Workshop	9.00am
Thursday	24 March	Council	1.00pm
Thursday	31 March	Workshop	9.00am
APRIL			
Thursday	7 April	Council	1.00pm
Thursday	14 April	Workshop	9.00am
Friday 15 April to Tuesday 19 April - PUBLIC HOLIDAYS - Easter			
Thursday	21 April	Council	1.00pm
Thursday	28 April	Workshop	9.00am

20.1 Council Meeting Schedule 2022 ...(Cont'd)

DAY	DATE	MEETING	TIME
MAY			
Thursday	5 May	Council	1.00pm
Thursday	12 May	Workshop	9.00am
Thursday	19 May	Council	1.00pm
Thursday	26 May	Workshop	9.00am
JUNE			
Thursday	2 June	Council	1.00pm
Thursday	9 June	Workshop	9.00am
Thursday	16 June	Council	1.00pm
Thursday	23 June	Workshop	9.00am
Thursday	30 June	Council	1.00pm
JULY			
Thursday	7 July	Workshop	9.00am
Thursday	14 July	Council	1.00pm
Thursday	21 July	Workshop	9.00am
Thursday	28 July	Council	1.00pm
AUGUST			
Thursday	4 August	Workshop	9.00am
Thursday	11 August	Council	1.00pm
Thursday	18 August	Workshop	9.00am
Thursday	25 August	Council	1.00pm
SEPTEMBER			
Thursday	1 September	Workshop	9.00am
Thursday	8 September	Council	1.00pm
Thursday	15 September	Workshop	9.00am
Thursday	22 September	Council	1.00pm
Thursday	29 September	Workshop	9.00am
OCTOBER			
Wednesday	5 October	Council	1.00pm
6 October - PUBLIC HOLIDAY - Launceston Show Day			
Thursday	13 October	Workshop	9.00am
Thursday	20 October	Council	1.00pm
Thursday	27 October	Workshop	9.00am
NOVEMBER			
Thursday	3 November	Council	1.00pm
Thursday	10 November	Workshop	9.00am
Thursday	17 November	Council	1.00pm
Thursday	24 November	Workshop	9.00am
DECEMBER			
Thursday	1 December	Council	1.00pm
Thursday	1 December	Annual General Meeting	5.30pm
Thursday	8 December	Workshop	9.00am
Thursday	15 December	Council	1.00pm

20.1 Council Meeting Schedule 2022 ...(Cont'd)

2. pursuant to regulation 6(1) of the *Local Government (Meeting Procedures) Regulations 2015*, determines by absolute majority that the start time of Council Meetings is 1.00pm.
 3. notes that the Council Meeting Schedule for 2022 has been prepared in keeping with the Council Meetings Policy (Frequency and Commencement Time) 14-Plx-001, with the exception of the Workshop to be held on 20 January 2022 and the Council Meeting to be held on 5 October 2022 as discussed at the Workshop on 14 October 2021.
-

REPORT:

It is a requirement of the *Local Government (Meeting Procedures) Regulations 2015* (Regulation 6(1)) that for a Council Meeting to commence before 5:00pm Council must determine to do so by an absolute majority.

The proposed Council Meeting Schedule for 2022 was discussed at a Council Workshop on 14 October 2021.

Councillors are asked to note that the Council Meetings Policy (Frequency and Commencement Time) 14-Plx-001 says that:

2. *Subsequent Council Meetings will be held on alternate Thursdays. If the Council Meeting falls on a Thursday that is a public holiday, the Council Meeting is held on the following Thursday and alternate Thursdays after that.*

At the Workshop on 14 October 2021, it was proposed that:

- (a) an additional Workshop would be held on the 20 January 2022; and
- (b) that the Council Meeting that would have fallen on the public holiday for Launceston Show Day, Thursday, 6 October 2022, be held on Wednesday, 5 October 2022 to allow for a Council Meeting in that fortnight.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

20.1 Council Meeting Schedule 2022 ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

20.2 Launceston Flood Authority Annual Report as at 30 June 2021**FILE NO:** SF4493**AUTHOR:** Shane Eberhardt (General Manager Infrastructure and Assets Network)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

DECISION STATEMENT:

To adopt the Launceston Flood Authority Annual Report for the 2020/2021 financial year.

RECOMMENDATION:

That Council adopts the Launceston Flood Authority Annual Report for the year ended 30 June 2021 (ECM Doc Set ID 4620887).

REPORT:

The Launceston Flood Authority (LFA) Annual Report for the year ended 30 June 2021 was adopted by the LFA Board at a meeting on 14 September 2021.

The Annual Report provides an overview of the Launceston Flood Authority's operational and financial performance for the 2020/2021 financial year.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

20.2 Launceston Flood Authority Annual Report as at 30 June 2021 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

ATTACHMENTS:

1. Launceston Flood Authority Annual Report as at 30 June 2021 (*distributed electronically*)
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21 CLOSED COUNCIL

No Closed Items have been identified as part of this Agenda

22 MEETING CLOSURE