



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 25 MARCH 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: 25 March 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:
www.launceston.tas.gov.au/Council/Meetings/Listen .

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

To help keep you safe you must register your attendance at the Council Meeting in advance by telephoning 6323 3000 during business hours by 11.00am on the morning of the Council Meeting. A Council Officer will contact you to confirm attendance details.

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.

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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 - 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 11 March 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 - sections 57 and 58

No Petitions have been identified as part of this Agenda

7 COMMUNITY REPORTS

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

7.1 Ms Penny Terry (Creative Director and Co-Founder) - Healthy Tasmania

Ms Terry will provide Council with an update on Health Tasmania's public private partnership which produces a local mental health podcast - *Get Psyched!*

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

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

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

8.1.1 Public Questions on Notice - Mr Robin Smith - Council Meeting - 11 March 2021

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting on 11 March 2021 by Mr Robin Smith, has been answered by Michael Stretton (Chief Executive Officer).

Questions:

1. With reference to the City Heart thylacine theming in the Brisbane Street Mall - can you confirm if the costing of \$250,000 for the thylacine statues in the Brisbane Street Mall is an accurate figure?

Response:

The total cost for the thylacine public art sculptures and their installation was \$288,420.

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 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees

FILE NO: DA0695/2020

AUTHOR: Doug Fotheringham (Planning Consultant)

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:	Ireneinc Planning and Urban Design on behalf of the University of Tasmania
Property:	2 Invermay Road Invermay and 6 Barnards Way, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	7/10/2020
Validity Date:	26/10/2020
Further Information Request:	06/11/2020
Further Information Received:	16/12/2020
Deemed Approval (extension granted):	25/03/2021
Representations:	Six

PREVIOUS COUNCIL CONSIDERATION:

Council - 17 October 2019 - Agenda Item 8.1 - 2-4 Invermay Road, Invermay - Educational and Occasional Care - Construction of a New Building Including Demolition

Council - 3 September 2020 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park.

9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

Council - 12 November 2020 - Agenda Item 9.1 - 2 and 7 Willis Street, 78 and 80 Cimitiere Street, Launceston - Educational and Occasional Care, Vehicle Parking, Passive Recreation, Demolition and Subdivision - Construction of Tertiary Education Facility, Associated Works and Consolidation of Three Lots

Council - 12 November 2020 - Agenda Item 9.2 - 2-4 Invermay Road, Invermay - Educational and Occasional Care and Demolition - Construction of Tertiary Education Facility and Associated Works Including Infrastructure and Landscaping, Demolition of Buildings Removal of Vegetation and Removal of Car Park

Council - 28 January 2021 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Education and Occasional Care - Change of Use to Education and Occasional Care; Alterations and Additions to a Building

DA0883/2020 - Alterations and Extensions to the School of Architecture and Design Building (to facilitate the relocation of the Creative Arts and Media School from the nearby Stone building), approved under delegated powers March 2021.

STANDARDS REQUIRING COUNCIL DISCRETION

Standard	Reason
35.3.2 Noise levels P1	Application does not demonstrate compliance with A1
35.4.1 Building height P1	No Acceptable Solution
35.4.3 Active ground floors P1	Does not comply with A1
E2.5.1 Suitability for intended use P1	Does not comply with A1
E2.6.2 Excavation P1(c)	Does not comply with A1
E4.5.1 Existing road accesses and junctions P3	Does not comply with A3
E6.5.1 Car parking numbers P1.1	No additional spaces are proposed
E6.5.2 Bicycle parking numbers P1	No additional spaces are proposed
E6.5.3 Taxi spaces P1	No additional spaces are proposed
E6.5.4 Motorcycle parking P1	No additional spaces are proposed
E6.5.5 Loading bays P1	A1 is not applicable
E6.6.4 Loading bays P2	Application does not demonstrate compliance with A2
E6.6.6 Bicycle parking and storage facilities P1 &P2	Application does not demonstrate compliance with A1 & A2
E9.6.1 Development in the vicinity of a watercourses and wetlands P1	No Acceptable Solution
E13.6.1 Demolition P1	No Acceptable Solution

9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

E13.6.4 Site coverage P1	No Acceptable Solution
E13.6.5 Height and bulk of buildings	No Acceptable Solution
E13.6.6 Site of buildings and structure	No Acceptable Solution
E13.6.8 Roof form and materials P1	No Acceptable Solution
E13.6.9 Wall materials P1	No Acceptable Solution
E13.6.10 Outbuildings and structures P1	No Acceptable Solution
E13.6.12 Tree and vegetation removal P1	No Acceptable Solution

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 Education and Occasional Care and Minor Utilities - Landscaping works, plantings and associated infrastructure including two outbuildings, a steel structure, water tanks; recreational area including playing courts and bleachers; removal of parking spaces and trees at 2 Invermay Road, Invermay and 6 Barnards Way, 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. Site Plan, prepared by Realm Studios, Drawing No. 20327-00-L001, Landscape Drawings, Amended 21 January 2021.
 - b. Site Plan, prepared by Realm Studios, Drawing No. 20327-00-L002, Landscape Drawings, Amended 21 January 2021.
 - c. Legend prepared by Realm Studios, Drawing No. 20327-00-L003, Landscape Drawings, Amended 21 January 2021.
 - d. Site Layout, prepared by Realm Studios, Drawing No. 20327-00-L004, Landscape Drawings, Amended 21 January 2021.
 - e. Site Layout, prepared by Realm Studios, Drawing No. 20327-00-L005, Landscape Drawings, Amended 21 January 2021.
 - f. Site Layout, prepared by Realm Studios, Drawing No. 20327-00-L006, Landscape Drawings, Amended 21 January 2021.
 - g. Site Layout, prepared by Realm Studios, Drawing No. 20327-00-L007, Landscape Drawings, Amended 21 January 2021.
 - h. Site Layout prepared by Realm Studios, Drawing No. 20327-00-L008, Landscape Drawings, Amended 21 January 2021.
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9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

- i. Existing Conditions and Demolition, prepared by Realm Studios, Drawing No. 20327-00-L009, Landscape Drawings, Amended 21 January 2021.
 - j. Existing Conditions and Demolition, prepared by Realm Studios, Drawing No. 20327-00-L010, Landscape Drawings, Amended 21 January 2021.
 - k. Existing Conditions and Demolition, prepared by Realm Studios, Drawing No. 20327-00-L011, Landscape Drawings, Amended 21 January 2021.
 - l. Existing Conditions and Demolition, prepared by Realm Studios, Drawing No. 20327-00-L012, Landscape Drawings, Amended 21 January 2021.
 - m. Existing Conditions and Demolition prepared by Realm Studios, Drawing No. 20327-00-L013, Landscape Drawings, Amended 21 January 2021.
 - n. General Arrangement, prepared by Realm Studios, Drawing No. 20327-00-L100, Landscape Drawings, Amended 21 January 2021.
 - o. General Arrangement, prepared by Realm Studios, Drawing No. 20327-00-L101, Landscape Drawings, Amended 21 January 2021.
 - p. General Arrangement, prepared by Realm Studios, Drawing No. 20327-00-L102, Landscape Drawings, 21.01.21; Drawing No. 20327-00-L013, Landscape Drawings, Amended 21 January 2021.
 - q. General Arrangement, prepared by Realm Studios, Drawing No. 20327-00-L103, Landscape Drawings, Amended 21 January 2021.
 - r. General Arrangement, prepared by Realm Studios, Drawing No. 20327-00-L104, Landscape Drawings, Amended 21 January 2021.
 - s. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L200, Landscape Drawings, Amended 21 January 2021.
 - t. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L201, Landscape Drawings, Amended 21 January 2021.
 - u. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L202, Landscape Drawings, Amended 21 January 2021.
 - v. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L203, Landscape Drawings, Amended 21 January 2021.
 - w. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L204, Landscape Drawings, Amended 21 January 2021.
 - x. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L205, Landscape Drawings, Amended 21 January 2021.
 - y. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L206, Landscape Drawings, Amended 21 January 2021.
 - z. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L207, Landscape Drawings, Amended 21 January 2021.
 - aa. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L208, Landscape Drawings, Amended 21 January 2021.
 - bb. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L209, Landscape Drawings, Amended 21 January 2021.
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9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

- cc. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L210, Landscape Drawings, Amended 21 January 2021.
- dd. Surface Finishes, prepared by Realm Studios, Drawing No. 20327-00-L211, Landscape Drawings, Amended 21 January 2021.
- ee. Sections, prepared by Realm Studios, Drawing No. 20327-00-L800, Landscape Drawings, Amended 21 January 2021.
- ff. Sections, prepared by Realm Studios, Drawing No. 20327-00-L801, Landscape Drawings, Amended 21 January 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. HERITAGE

The development must be undertaken in accordance with any conditions included on the Tasmanian Heritage Council's *Notice of Heritage Decision* for THC Works Reference No. 6388, dated 16 March 2021 and attached to the permit.

4. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to show:

- a. A revised swept path for the width of a 19m semi-trailer to provide occasional delivery access to the QVMAG to the loading dock adjacent the main pedestrian entrance. The swept path is to minimise the required length of reversing and may incorporate access along Spine Walk. The Gandy and Roberts drawing 20.0256 C306 A: *Articulated Vehicle Accessing Loading Area via Spine* dated 23.03.2021 is deemed to satisfy this requirement.
- b. A Traffic management plan prepared by a suitably qualified professional to be used by City of Launceston employees or other contractors when semi-trailer based deliveries occur to the loading dock.
- c. Indicative layout changes to the balance of the car park to maintain circulation for light vehicles.
- d. Enlargement of the paved area to the northeast of the *Guardian Stones* to provide a path of the same width as the eastern ramp from the new pedestrian and cyclist bridge across the North Esk River to match into the proposed path.

Once approved by the Manager City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans.

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**
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5. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. maintained as part of the development.

6. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager Infrastructure and Assets Network for approval. Such plans and specifications must:

- a. include all public infrastructure works required by the permit or shown in the endorsed plans and specifications.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

7. 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.

8. LIGHTING AND SEATING

Prior to the commencement of the development, the following details shall be submitted for written approval by the Manager City Development:

- Lighting diagrams for the whole development site;
- Amended plans showing at least one seating area or place of rest at an appropriate location along the green spine to provide respite for site users.

Thereafter, the development must be carried out in accordance with the approved details.

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**
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9. 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

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 (BARNARDS WAY)

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

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

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

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

12. APPLICATION TO ALTER A STORMWATER SERVICE

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

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**
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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. PROTECTION OF PIPELINES

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

- a. Footings must be no closer than 1.5m from the outer edge of the pipe,
- b. Footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. There must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. Manholes or inspection openings are not to be covered and must remain accessible at all times.

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

15. PROTECTION OF THE COUNCIL OWNED LAND (LEVEES AND LEVEE RELATED LAND)

The Council's Owned Land is to be protected from damage during the construction works by ensuring that where required:

- a. Prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Council's Owned Land and the subject site.
 - b. No building material, stockpiles, skip bins or machinery are to be stored on the Council's Owned Land.
 - d. No excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of the Council to maintain, the Council's Owned Land.
 - e. No access to the subject site is permitted via the Council's Owned Land without express written consent from the General Manager (Infrastructure and Assets Network).
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- f. Where permission is granted to access subject site via the Council's Owned Land, any and all damage caused to the Council's Owned Land is to be remediated within the timeframe specified in the written consent to access.

16. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager, Infrastructure and Assets Network. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. All necessary alterations to the site drainage system, including any new or upsized infrastructure required to adequately drain all pervious and impervious surfaces affected by the development.
- b. Roads
 - i. All necessary works to maintain the functionality of Barnards Way while providing for a pedestrian and cyclist crossing to the east of the existing Student Accommodation Building.
 - ii. All necessary line marking, signage and other traffic control devices required as part of the pedestrian and cyclist crossing.
- c. Heavy Vehicle Access to Loading Dock
 - i. All necessary works to provide heavy vehicle access along Spine Walk, within the Welcome Space Museum Forecourt and the remaining car parking area to the west of Spine Walk.
- d. Balance of Car Park
 - i. All necessary works to maintain the functionality of the balance of the circular car park area including the removal of parking spaces to enable circulation for light/passenger vehicles.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings.

17. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with the Council's standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An *as constructed plan* in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.
 - b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
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- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and the Council's standards.

18. AS CONSTRUCTED PLANS

An *as constructed* plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

19. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) is to be prepared by a suitably qualified person, and submitted to Council's Environmental Health Services for written approval. Thereafter, all works and recommendations contained within the approved CEMP must be undertaken so as to comply with the recommendations and requirements of the CEMP.

20. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by Environmental Service and Design (ES&D), dated November 2020 and complete all Works required in the recommendations. The use and development approved must be undertaken so as to comply with all the recommendations and requirements of the Environmental Site Assessment.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Council and (Environmental Protection Authority if relevant) immediately upon discovery.

21. 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.

22. WASTE MATERIALS

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

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23. DEMOLITION

The Developer must:

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

Notes

A. General

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

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

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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. Additional tree removal

A separate planning permit will be required before further tree or vegetation removal can occur.

In accordance with the Council's Policy the assessment of this development application was outsourced to an independent Consultant Town Planner as it relates to development in which the Council has a pecuniary interest.

REPORT:

1. THE PROPOSAL

The proposal is located at the Inveresk Site (sometimes called the Inveresk Precinct) and the proponents are the University of Tasmania (UTAS). The development includes landscaping works, plantings and associated infrastructure including two outbuildings, a steel structure, water tanks; a recreational area including playing courts and bleachers; and the removal of parking spaces and trees.

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The development aims to transform the connective space around campus buildings into a vibrant public space to support the everyday activities of the University. The landscaping is aimed at physically and culturally recognising the traditional owners of the land and the current and future aboriginal students of UTAS. While some trees will be removed, some will be retained and a total of 238 new trees are proposed. Most of the plantings will be native species, which, along with the proposed water sensitive design features, will significantly enhance biodiversity at the Inveresk Site.

The development will retain significant portions of brickwork and other existing features, while introducing new landscaping, bike racks, lighting and cctv cameras throughout. The proposal is comprised of five components, which are shown on the proposed plans, and are summarised as follows:

1. University Square: includes a large paved plaza area for existing and new University buildings, 4.5m high steel structure (steel frame for wayfinding) and sunken garden beds (vegetated soaks);
2. the *pulingina milaythina* (Welcoming Space), a dedicated area for cultural performance and expression, includes a raised sand performance space, a firepit and retention of the existing *Bolt* sculpture;
3. the Food and Community Garden: includes a community garden, glass house (3.7m high), tool shed (3.7m high), rainwater tanks, bike racks, re-use of existing drainage swale and various planters and landscaping proposals; and
4. the Esk Activity Space: includes sporting courts, a 3m high concrete climbing wall (denoted on the submitted plans as the *kick up wall* and table tennis tables; and
5. the Green Spine: provides a link between the new bridge and the *pulingina milaythina* and includes relocation of the existing *Guardian Stones*.

While the proposed works for the Food and Community Garden involve the removal of 151 car parking spaces from the large circular public car park, demand for the removal of these spaces will be accommodated in the new Roundhouse Car Park in the northern part of the Inveresk Site without the need for creating additional spaces. This car park is currently under construction and includes 852 spaces, with 484 spaces allocated for UTAS staff and students and 368 spaces allocated for public use. As there were previously 192 public car parking spaces in this area, the Inveresk Site will have an additional 176 public spaces when the car park is fully developed. The traffic impacts associated with the 852 spaces were previously considered by Council when the Roundhouse Car Park was approved under DA0241/2020 in March 2020.

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The proposed land use is Education and Occasional Care, which is a continuation of the existing University use. The proposal incorporates subservient community uses such as meeting places and recreation areas. These spaces will be primarily used by the University staff, students and associated University members. It is likely that the wider public will continue to use the site occasionally, as happens currently. However, it is worth noting that the Agricultural Society and the Inveresk Markets have recently ceased operating from the Inveresk Site, which has resulted in a recent reduction in the numbers and frequency of visits to the site by the wider public. This reduction in use by the wider public is likely to offset any increase in use incurred by the permit application's proposals for meeting places and recreation areas.

In addition to the Stone Building permit application, Council is also considering the following concurrent UTAS permit applications at this (today's) Meeting:

- DA886/2020 - Education and Occasional Care - Internal refurbishment and alterations to the existing Stone Building; and
- DA0780/2020 - Residential - Student Accommodation and associated landscaping works.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The Inveresk Site is located between Invermay Road, Forster Street, and the North Esk River. The site contains UTAS Stadium and Inveresk Campus, Queen Victoria Museum and Art Gallery buildings, Invermay Bowls and Community Club, Elizabeth Gardens, the Inveresk Railway Turntable and Roundhouse Launceston Big Picture School and the Roundhouse Pavilion. The site also houses three heritage places listed with the Tasmanian Heritage Register, including the York Park Entrance Gates, the Invermay Park Northern Stand and the Launceston Railway Station complex.

The proposed works are located as follows:

1. University Square - in front of the Architecture and Design Building;
2. *pulingina milaythina* - in front of the Stone Building;
3. Food and Community Garden - current main car park;
4. Esk Activity Space - west of the existing Student Accommodation; and
5. Green Spine - between the new bridge and the *pulingina milaythina*.

The Inveresk Site is serviced by various accesses on Invermay Road, Barnards Way and Forster Street, internal car parks, internal access ways for pedestrians and vehicles, reticulated sewer, water and electricity.

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3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

35.0 Particular Purpose Zone 4 - Inveresk Site

<p>35.1.1 Zone Purpose Statements</p> <p>35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.</p> <p>35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.</p> <p>35.1.1.3 To locate use and development appropriately within the precincts of the zone.</p>
<p>Consistent with purpose</p> <p>The proposed use is classified as Education and Occasional Care, which means that the proposal is consistent with the zone’s purpose statements. The proposal will introduce a number of facilities to meet cultural and recreational needs of site users and the general public.</p>
<p>Local Area Objectives</p> <p>The area contains four local area precincts as shown on Figure 35.1.2 of this zone. Most of the proposed development is located in the Cultural and Public Purpose Precinct, with the Esk Activity Area and a small portion of the Green Spine being located in the Residential and Commercial Precinct (ie. the southern precinct only).</p> <p>The objectives of the Cultural and Public Purpose Precinct are to:</p> <ul style="list-style-type: none"> • To ensure re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery. • Buildings are to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan. <p>The objectives of the Residential and Commercial Precinct are to:</p> <ul style="list-style-type: none"> • To provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts. • To provide for the development of residential uses associated with and supporting the educational activities within the zone.
<p>Consistent with objectives</p> <p>The application was referred to the Council’s Place Making team and the Tasmanian Heritage Council, with no objections received.</p>

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Cultural and Public Purpose Precinct

The proposal does not intend to reuse existing buildings but will retain them, without significant adverse impacts on their heritage values, for use by UTAS. It is notable that the submitted Inveresk Precinct Conservation Management Plan 2019 (CMP) indicates that the current landscaping across the site has *little* heritage significance (page 96). Given these matters, the proposal is consistent with the objectives of this precinct. The Council’s Place Making team has no objections in principle to the proposal and the Tasmanian Heritage Council has issued consent with conditions.

Residential and Commercial Precinct

The proposed Esk Activity Space does not provide commercial or residential development. However, it is considered that the activities enabled in this space would support commercial and residential uses across the Inveresk Site. Further, the relatively low level of development proposed would not prohibit the space being converted into future commercial or residential development, if required. In this context, the proposal does not conflict with this precinct’s objectives.

Desired Future Character Statements

There are no desired future character statements

35.3 Use Standards

35.3.1 Hours of operation

Objective:

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

A1 Commercial vehicles must only operate between 6.00am and 10.00pm.

Complies with A1

The application states that commercial vehicles will not operate outside of the prescribed hours of 6am to 10pm.

35.3.2 Noise levels

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

P1 Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and
- (f) the characteristics of the surrounding area.

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Complies with P1
 The application was referred to the Council’s Environmental Health Services team with no objections received. The proposal complies with P1 for the following reasons:

- (a) The Inveresk Site includes a University campus, where it is reasonable to accept that student accommodation will coexist with the types of public spaces and recreational areas being proposed;
- (b) Most of the noise emitted will be from the public and recreational spaces during daytime;
- (c) The site is flat;
- (d) The onsite student accommodation will be adjacent the proposed public spaces and recreation areas. The nearest offsite residential uses are located over 200m away, and are unlikely to be affected by noise from the proposal;
- (e) The existing buildings onsite will provide screening, which will mitigate offsite and onsite noise impacts; and
- (f) The noise impacts from Invermay Road, and the significant separation distances between the proposal and offsite development will mitigate potential noise impacts.

35.4 Development Standards

35.4.1 Building height

Objective:
 To ensure that development on the site is compatible with the character of the local area precinct.

P1 The height of buildings must be compatible with surrounding development, having regard to:

- (a) consistency with the local area objectives;
- (b) the topography of the site;
- (c) the height of buildings on the site, adjoining lots and adjacent lots;
- (d) the bulk and form of existing and proposed buildings;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

Complies with P1
 The proposed glass house and tool shed will have maximum building heights of 3.7m, the proposed steel structure will have a maximum building height of 4.5m and the concrete climbing wall will be 3m high. The proposals comply with P1 for the following reasons:

- (a) The proposals are consistent with the applicable Local Area Objectives, as demonstrated above in this report;
- (b) The site is flat;
- (c) The existing buildings onsite are significantly higher and offsite buildings are separated from the development by significant distances;

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|---|
| <p>(d) The proposed glass house and tool shed are relatively minor buildings and the steel structure will be well-contained within the existing building form in front of the Architecture and Design Building and other adjacent buildings. The proposed climbing wall is separated from the main part of the site by Barnards Way;</p> <p>(e) When viewed from roads and public places the apparent height of the proposals will be relatively insignificant; and</p> <p>(f) The proposed glass house, tool shed and steel structure will result in relatively minor overshadowing.</p> |
|---|

35.4.2 Location of car parking

<p>Objective: To ensure that car parking is compatible with the character of the local area precinct.</p>
<p>Not applicable The application does not propose car parking.</p>

35.4.3 Active ground floors

<p>Objective: To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity</p>
<p>P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <ul style="list-style-type: none"> (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
<p>Complies with P1 The proposed glass house and tool shed comply with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) the proposed level of glazing is appropriate for the buildings; (b) No security grilles or screens are proposed; (c) No mechanical plant or equipment will be located externally on the façades or roofs; and (d) The relatively minor nature of these buildings will minimise the area of blank walls.

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35.4.4 Lot size and dimensions

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Not applicable

The application does not propose subdivision.

35.4.5 Frontage and access

Objective:

To ensure that lots provide:

(a) appropriate frontage to a road; and

(b) safe appropriate access suitable for the intended use of the new lot.

Not applicable

The application does not propose subdivision.

35.4.6 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Not applicable

The application does not propose subdivision.

35.4.7 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Not applicable

The application does not propose subdivision.

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

Consistent with purpose

A Preliminary Site Investigation report was submitted with the application, and was reviewed by the Council's Environmental Health Services team with no objections received. This report demonstrates compliance with E2.5 P1(c) and E2.6.2 P1(c) below.

E2.5.1 Suitability for intended use

Objective:

To ensure that potentially contaminated land is suitable for the intended use.

P1 Land is suitable for the intended use, having regard to:

(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

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- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health or the environment that includes:
 - i. an environmental site assessment;
 - ii any specific remediation and protection measures required to be implemented before any use commences; and
 - iii a statement that the land is suitable for the intended use.

Complies with P1(c)

The submitted Preliminary Site Investigation report demonstrates compliance with P1(c). The report reviews the site's environmental conditions and potential impacts to all site users associated with the proposed Education and Occasional Care land use and concludes that the site is suitable for its intended use, on condition that certain management measures are met. The Council's Environmental Health Services team recommend a permit condition to ensure compliance with these management measures.

E2.6.2 Excavation

P1 Excavation does not adversely impact on health and the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
 - i. an environmental site assessment;
 - ii any specific remediation and protection measures required to be implemented before excavation commences; and
 - iii. a statement that the excavation does not adversely impact on human health or the environment.

Complies with P1(c)

The submitted Preliminary Site Investigation report demonstrates compliance with P1(c). A permit condition is recommended to ensure compliance with the report's recommended management measures.

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.

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Consistent
As demonstrated below, the proposal complies with the applicable provisions of this Code.

E4.2 Application of this Code

This Code applies to use or development of land:

- (a) that will require a new vehicle crossing, junction or level crossing; or
- (b) that intensifies the use of an existing access; or
- (c) that involves a sensitive use, a building, works or subdivision within 50m of a Utilities zone that is part of:
 - i. a rail network;
 - ii. a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h.

The Code only applies to the Forster Street accesses
The existing accesses on Forster Street will experience an increase in use due to the removal of 151 spaces from the Main Car Park and the reliance for parking in the Roundhouse Car park, which is currently being constructed.

As there will be a decrease in use of the accesses from Invermay Road, due to the removal of 151 parking spaces, this Code is not applicable to those accesses.

E4.5.1 Existing road accesses and junctions

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

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

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

Complies with P3
The application does not propose an increase in staff or students at the Inveresk Site. There is likely to be an increase in the occasional use of the site by the wider public but the associated traffic impacts are likely to be offset by the recent cessation of use by the Agricultural Society and the Esk Markets. The existing accesses on Forster Street will

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experience an increase in use due to the removal of 151 spaces from the Main Car Park. However, the demand for these 151 spaces will be accommodated within the 852 spaces in Roundhouse Car Park without the need for additional spaces. As the traffic impacts of 852 spaces on the accesses in Forster Street were considered acceptable when Council approved DA0241/2020 for the Roundhouse Car Park, it is reasonable to assume that the traffic impacts of the 151 relocated spaces on the Forster Street accesses are acceptable.

Given the above matters, proposal complies with P3 for the following reasons:

- (a) The increase in traffic caused by the use is unlikely to be more significant than the levels of traffic, which the site recently accommodated before the Agricultural Society and the Esk Markets, noting that access and parking arrangement at the Roundhouse Car Park are currently undergoing significant improvements;
- (b) The traffic generated by the use will predominantly be University staff, students and the wider public;
- (c) The nature and efficiency of the accesses were considered adequate when Council approved DA0241/2020;
- (d) Forster Street is a Council maintained minor collector road servicing residential and commercial properties, which has the capacity to accommodate the Roundhouse Car Park's 852 spaces and associated traffic movements, as evidenced by Council's approval of DA0241/2020;
- (e) Impacts on speed limit and traffic flow in Forster Street were considered when Council approved DA0241/2020;
- (f) There is no alternative access being considered for the development;
- (g) The use is existing and is part of UTAS' ongoing plans for developing the campus;
- (h) A traffic impact was considered, when Council approved DA0241/2020;
- (i) The permit application was reviewed by the Council's Infrastructure and Assets team, which has no objection in principle to the proposal.

E4.5.2 Existing level crossings

Objective:
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.

Not applicable
The proposal does not affect any level crossings.

E4.6 Development Standards

E4.6.1 Development adjacent to roads and railways

Objective:
To ensure that development adjacent to category 1 or category 2 roads or the rail network:

- (a) ensures the safe and efficient operation of roads and the rail network;

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(b) allows for future road and rail widening, realignment and upgrading; and (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.
Not applicable The proposal is not adjacent a category 1 or category 2 road or railway network.

E4.6.2 Road accesses and junctions

Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.
A1 is not applicable The application does not propose any new accesses or junctions.
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.
Complies with A2 The site will be served by two existing accesses on Forster Street, which provide separate entry and exit to the Roundhouse Car Park.

E4.6.3 New level crossings

Objective: To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.
Not applicable The application does not propose a new level crossing.

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

Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.
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.
Complies with A1 In accordance with the Safe Intersection Sight Distance shown in Table E4.6.4, the existing accesses on to Forster Street achieve a site distance of 80m.

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E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent with purpose

This Code applies to all land use and development proposals. The application complies with the applicable standards below.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

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:

- (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:
 - (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.

Complies with P1.1

As there will be no overall increase in University staff and students, there will be no increase in the demand for parking for these particular site users. There will likely be an increase in parking demand from the wider public, who will use the new community and recreational facilities on an occasional basis. However, since the Agricultural Society

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and the Esk Markets have recently ceased operating from the Inveresk Site, there is unlikely to be an overall increase in demand for parking. While the proposed works for the Food and Community Garden involve the removal of 151 car parking spaces from the large circular public car park, parking demand associated with the removal of these spaces will be accommodated in the new Roundhouse Car Park in the northern part of the Inveresk Site, without the need for creating additional spaces. This car park is currently under construction and includes 852 spaces, with 484 spaces allocated for UTAS staff and students and 368 spaces allocated for public use. As there were previously 192 public car parking spaces in this area, the Inveresk Site will have an additional 176 public spaces when the car park is fully developed.

The proposal complies with P1.1. for the following reasons:

- (a) The Main Car Park and the Roundhouse Car Park are within walking distance of the proposal;
- (b) The proposal will not compromise the multiple users of the Inveresk Site's ability to share the 159 spaces at the Main Car Park and the 852 spaces at the Roundhouse Car Park;
- (c) Metro and the Tiger Bus operate public transport services to the area within reasonable walking distance of the site. The Tiger Bus stop is to be removed as part of this application but is likely to be relocated nearby so that the service can continue;
- (d) Other than the removal of the 151 parking spaces, which will be accommodated in the Roundhouse Car Park, the development will not result in site constraints that restrict the use of existing parking arrangements;
- (e) The proposal does not propose or require on-road parking;
- (f) As mentioned above the proposal is unlikely to result in an increase in parking demand. However, it should be noted that there will be an additional 176 public car parking spaces in the Inveresk Site once the Roundhouse Car Park is complete;
- (g) As it will be confined to the Inveresk Site, the proposal will have no effect on the streetscape of local roads; and
- (h) As there will be no increase in numbers of University staff or students across the Inveresk Site, a traffic impact assessment is not required for this application.

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 with A2

As there will be no overall increase in University staff and students, there will be no significant increase in the demand for accessible car parking spaces and the seven existing accessible spaces, which will be relocated to the remaining portion of the Main Car Park are considered adequate.

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E6.5.2 Bicycle parking numbers

<p>Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</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 with P1 As the proposal will not result in an increase the demand for bicycle parking spaces by University staff and students and there is unlikely to be significant increase in demand by the wider public's ongoing occasional use. In this respect, the proposed 23 additional spaces are considered adequate.</p>

E6.5.3 Taxi spaces

<p>Objective: To ensure that access for taxis is provided to meet the needs of the use.</p>
<p>P1 Taxi 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 taxi spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.
<p>Complies with P1 No taxi spaces are proposed by the application and there are no existing taxi spaces in the Inveresk Site. Taxi pick-up drop-off currently occurs in an informal manner without complaint. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) As the application does not propose additional staff or students and there is unlikely to be an increase in occasional use by the wider public the proposal is unlikely to result in an increase in demand for taxi spaces. It is likely that taxi use will continue to be occasional and can continue to operate in an informal way without complaint; (b) There are taxi spaces in the locale; and (c) The proposed development will not affect any existing taxi parking spaces in the area.

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E6.5.4 Motorcycle parking

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (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.
Complies with P1 No motorcycle spaces are proposed by the application. However, UTAS has advised that there are plans to provide at least eight onsite motorcycle parking spaces. The proposal complies with P1 for the following reasons: (a) As the application does not propose additional staff or students and there is unlikely to be an increase in occasional use by the wider public the proposal is unlikely to result in an increase in demand for motorcycle parking spaces; (b) The Inveresk Site currently operates without motorcycle parking spaces; and (c) The proposed development does not provide scope for including motorcycle parking spaces.

E6.5.5 Loading bays

Objective: To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.
P1 Adequate space for loading and unloading must be provided, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.
Complies with P1 No new loading bays are proposed and access to existing loading bays across the Inveresk Precinct Site will be maintained. The Council's Infrastructure Assets team has reviewed the application and has no objection in principle. A permit condition is recommended to ensure an occasional delivery to the Queen Victoria Museum and Art Gallery operates efficiently.

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E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

Not applicable

No new parking areas are proposed or required.

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

Not applicable

No new parking areas are proposed or required.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Not applicable

This clause only relates to pedestrian access for new parking areas. No new parking areas are proposed or required.

E6.6.4 Loading bays

Objective:

To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

P1 Loading bays must have area and dimensions suitable for the use, having regard to:

- (a) the types of vehicles likely to use the site;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site; and
- (e) the location of the site and nature of traffic.

Not applicable

No new loading bays are proposed or required.

P2 Access for vehicles commercial vehicles to and from the site must be safe, having regard to:

- (a) the types of vehicles associated with the use;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site;
- (e) the location of the site and nature of traffic;
- (f) the effectiveness or efficiency of the surrounding road network; and

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(g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
Complies with P2 As no development is proposed to constrain the existing loading bays onsite, they should be suitable for the continued use.

E6.6.5 Bicycle facilities

Objective: To ensure that cyclists are provided with adequate facilities.
P1 Shower and change room facilities must be provided at adequate level to cater for the reasonable needs of cyclists, having regard to: (a) the location of the proposed use; (b) the existing network of cycle paths and bicycle lanes and other means of access to the site for cyclists; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) whether there are facilities on the site for other reasons that could be used by cyclists; and (g) the opportunity for sharing bicycle facilities on nearby sites.
Complies with P1 The proposal complies with P1 for the following reasons: <ul style="list-style-type: none"> As there will be no increase in the number of University student and staff, there is no demand to provide additional bicycle facilities; As cyclists from the wider public currently visit the Inveresk Site with no access to bicycle facilities and showers, it is reasonable to expect this to continue and there is no need to provide additional bicycle facilities.

E6.6.6 Bicycle parking and storage facilities

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.
P1 Bicycle parking and storage facilities must be provided in a safe, secure and convenient location, having regard to: (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking storage facilities for bicycles; (g) the nature of the bicycle parking and storage facilities;

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<p>(h) whether there are other parking and storage facilities on the site; and (i) the opportunity for sharing bicycle parking and storage facilities on nearby sites.</p>
<p>Complies with P1 The proposal provides for 23 bike racks dispersed throughout the site, which are located in public areas and within sight and walking distance of the various University buildings. Given these matters, the proposal complies with P1.</p>
<p>P2 Bicycle parking spaces and access must be convenient, safe and efficient to use, having regard to: (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; (d) the proposed measures to secure bicycles; and (e) the provisions of AS 2890.3 1993 Parking facilities - Bicycle parking facilities.</p>
<p>Complies with P2 The application was reviewed by the Council's Infrastructure Assets team with no objections received. Access to the proposed bike racks are convenient, safe and efficient to use.</p>

E9.0 Water Quality Code

<p>E9.1 The purpose of this provision is to: (a) manage adverse impacts on wetlands and watercourses.</p>
<p>Consistent The application was reviewed by the Council's Infrastructure Assets team with no objections received and is considered to demonstrate compliance with the applicable clauses under this Code.</p>

E9.6.1 Development in the vicinity of a watercourses and wetlands

<p>P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to: (a) the topography of the site; (b) the potential for erosion; (c) the potential for siltation and sedimentation; (d) the risk of flood; (e) the impact of the removal of vegetation on hydrology; (f) the natural values of the vegetation and the land; (g) the scale of the development; (h) the method of works, including vegetation removal, and the machinery used; (i) any measures to mitigate impacts; (j) any remediation measures proposed; (k) any soil and water management plan; and (l) the requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual.</p>

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Complies with P1
 A Development Servicing Report was submitted and reviewed by the Council's Infrastructure Assets team with no objections received. The proposal complies with P1 for the following reasons:

- (a) The site is flat and only minor changes to the topography are proposed;
- (b) The proposed works are unlikely to result in significant potential for erosion;
- (c) The proposed works are unlikely to result in significant potential for siltation or sedimentation;
- (d) Given that the proposed development is relatively minor (landscaping, small structures and small outbuildings) and complies with the applicable requirements of the Clause E16.0 Invermay/Inveresk Flood Inundation Area Code, it is unlikely to significantly alter flood risk;
- (e) The landscaping proposals will mitigate impacts on hydrology;
- (f) The landscaping proposals will improve the natural values of the vegetation and the land;
- (g) The scale of the proposed development is in-keeping with the surrounding development;
- (h) As the scale of the development is relatively minor, the method of works will include machine excavation and the preparation of cement products. This is unlikely to significantly impact on water quality and a standard permit condition requiring a soil and water management plan is recommended;
- (i) The water sensitive urban design features will mitigate hydrological impacts;
- (j) The landscaping proposals, which include water sensitive urban design should provide effective remediation measures;
- (k) The Council's Environmental Health Services team has not requested a soil and water management plan;
- (l) The proposed development is not located in a designated wetland or waterway.

E9.6.2 Development of watercourses and wetlands

A1 A wetland must not be altered, modified, filled, drained, piped or channelled.

Complies with A1
 The proposed development is not located in a designated wetland or waterway.

E9.6.3 Discharges to watercourses and wetlands

A1 All stormwater discharge must be:

- (a) connected to the public stormwater system; or
- (b) diverted to an on-site system that contains stormwater within the site.

Complies with A1
 The development will be connected to the existing public stormwater system.

A2.1 No new point source pollution discharging directly into a watercourse or wetland.

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<p>Complies with A2.1 There will be no new point source pollution discharging directly into a watercourse or wetland.</p>
<p>A2.2 For existing point source pollution discharges into a watercourse or wetland, there is no more than a 10% increase in the volume or characteristics of the discharge that existed at the effective date.</p>
<p>Complies with A2.2 The submitted Development Servicing Report adequately demonstrates that there is no more than a 10% increase in the volume or characteristics of the discharge that existed at the effective date. The report indicates that the development will improve the manner in which stormwater is conveyed to existing discharges-by filtering through rain gardens and swales.</p>

E13.0 Local Historic Cultural Heritage Code

<p>E13.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; (b) encourage and facilitate the continued use of these places; (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

<p>Consistent with purpose The Invermay Site is listed as a heritage place under Table E13.2.5 Invermay. The Council's Place Making team has no objection in principle to the application being approved and the Tasmanian Heritage Council has issued consent with conditions.</p>
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E13.5 Use Standards

<p>There are no use standards in this Code.</p>

E13.6 Development Standards

E13.6.1 Demolition

<p>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.</p>
<p>P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure;

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

Complies with P1

The works propose demolition of the following:

- Removal of the Tiger Bus stop, parking and associated hard infrastructure such as ticket machines, infrastructure signage and bollards.
- Removal of bins and water fountains (to be replaced as a part of the integrated landscaping).
- Removal of portions of turf and asphalt.

The proposal complies with P1 for the following reasons:

- (a) As the CMP (2019) does not identify the elements to be demolished as being of moderate or high heritage significance, the heritage place will not be adversely impacted;
- (b) No buildings will be removed or result in increased deterioration as a result of the development;
- (c) The safety of adjacent buildings and structures is unlikely to be compromised by the development;
- (d) The streetscape of nearby roads will not be impacted by the development;
- (e) Given that the landscaping in the area is considered of *little* heritage value by the submitted CMP (2019) and no important elements are to be removed, the cultural heritage values of the Inveresk Site are unlikely to be adversely impacted by the development;
- (f) The development is needed to improve the cultural and biodiversity values of the Inveresk Site, and to make the University campus more attractive to site users;
- (g) Options to reduce or mitigate deterioration are not required;
- (h) The proposed demolition will result in the positive redevelopment of the Inveresk Site; and
- (i) The application has not demonstrated any overriding economic considerations but the proposal is linked to the ongoing University operations.

E13.6.2 Maintenance and repair

Objective:

To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.

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Not applicable
No maintenance or repair of heritage buildings is proposed.

E13.6.3 Lot size and dimensions and frontage

Objective:
To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.

Not applicable
The application does not propose subdivision.

E13.6.4 Site coverage

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

P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:
(a) the topography of the site;
(b) the cultural heritage values of the local heritage place and setting;
(c) the site coverage of buildings on sites in the surrounding area; and
(d) the pattern of development in the surrounding area.

Complies with P1
Site coverage will increase by approximately 45.6m² (glass house and tool shed). This complies with P1 for the following reasons:
(a) The site is flat and the structures, being located amongst existing buildings, will not detract or draw focus from historic values;
(b) Due to the minor scale of the proposed glass house and tool shed, the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development;
(c) The proposed buildings will only result in a minor increase in overall site cover across the Inveresk Site; and
(d) The existing pattern of development in the surrounding area will be largely maintained.

E13.6.5 Height and bulk of buildings

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

P1
The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:
(a) the cultural heritage values of the local heritage place and setting;
(b) the character and appearance of the existing building or place;

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<p>(c) the height and bulk of other buildings in the surrounding area; (d) the historic cultural heritage significance of adjacent places; and (e) the streetscape.</p>
<p>Complies with P1 The proposal complies with P1 for the following reasons:</p> <p>(a) Due to the minor scale of the proposed glass house and tool shed, the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development; (b) The development will maintain and improve the character and appearance of the wider Inveresk Site; (c) The proposed buildings will be smaller in height and scale than the existing buildings in the area; (d) Due to the location of the proposed buildings, they will not affect the historic cultural heritage significance of other heritage places (ie. outside the Inveresk Site); and (e) The streetscape of nearby roads will not be impacted by the proposed buildings.</p>

E13.6.6 Site of buildings and structure

<p>Objective: To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:</p> <p>(a) the cultural heritage values of the local heritage place and setting; (b) the topography of the site; (c) the size, shape, and orientation of the lot; (d) the setbacks of other buildings in the surrounding area; (e) the historic cultural heritage significance of adjacent places; and (f) the streetscape.</p>
<p>Complies with P1 Due to their location in relation to other buildings and lot boundaries, proposed glass house, tool shed, steel structure and climbing wall will not result in a reduction of building setbacks. Given this, the proposal complies with P1 for the following reasons:</p> <p>(a) Due to their location, the glass house, tool shed and steel structure will have no adverse impacts on the cultural heritage values of the Inveresk Site; (b) The site is flat and the structures, being located amongst existing buildings, will not detract or draw focus from historic values; (c) The proposed buildings will be well-contained within a very large lot; (d) Numerous other buildings onsite are closer to the lot boundaries; (e) Due to the location of the buildings and structures, the proposal will not affect the historic cultural heritage significance of other heritage places (ie. outside the Inveresk Site); and</p>

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(f) The streetscape of nearby roads will not be impacted by the proposed buildings.

E13.6.7 Fences

Objective: To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.
Not applicable The application does not propose new fences.

E13.6.8 Roof form and materials

Objective: To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.
P1 Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the design, period of construction and materials of the dominant building on the site; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.
Complies with P1 The proposed glass house will have a glass roof and the tool shed will have a zinc roof. Both buildings will have pitched roofs, which is consistent with other buildings on site. The proposal complies with P1 for the following reasons: (a) as the proposed roof pitches will be similar to other buildings on the Inveresk Site, the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development; (b) due to their relatively small scale, the proposed glass house and tool shed roofs will complement existing buildings in the area; (c) due to the relatively small size of the buildings the glass roof and zinc roof should complement the dominant sheet metal roofing in the area; and (d) The streetscape of nearby roads will not be impacted by the proposed roofs.

E13.6.9 Wall materials

Objective: To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.
P1 Wall material for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the design, period of construction and materials of the dominant building on the site; (c) the dominant wall materials in the setting; and (d) the streetscape.

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Complies with P1

The glass house will have glass walls with steel frame and the tool shed is to be clad in an opaque material. The proposal complies with P1 for the following reasons:

- (a) Due to the relatively small scale of the development and the proposed materials, the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development;
- (b) The proposal uses a varied palette of contemporary surface finishes which is generally consistent with the industrial nature of the Inveresk Site;
- (c) The dominant wall materials are concrete (for the various retaining walls) and glass for the glass house. The tool shed walls are to be *an opaque material*, which is vague but is a relatively minor detail. A permit condition is recommended to ensure a full schedule of external colours, materials and finishes is submitted to the Council for approval;
- (d) The streetscape of nearby roads will not be impacted by the development.

E13.6.10 Outbuildings and structures

Objective:

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

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

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the location of existing infrastructure services;
- (c) the bulk, form and size of buildings on the site;
- (d) the bulk, form and size of the outbuilding or structure;
- (e) the external materials, finishes and decoration of the outbuilding or structure; and
- (f) the visibility of the outbuilding or structure from any road, public park or reserve.

Complies with P1

The proposed glass house and tool shed are outbuildings. The proposed outbuildings comply with P1 for the following reasons:

- (a) Due to the minor scale of the proposed glass house and tool shed, the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development;
- (b) Due to their location, the proposed outbuildings will not affect existing infrastructure services;
- (c) The bulk, form and size of existing buildings on site, will continue to be the dominant buildings onsite;
- (d) The bulk, form and size of the proposed outbuildings will be subservient to the existing built form;
- (e) Due to the relatively minor scale of the proposed outbuildings, their proposed materials will be compatible with the adjacent buildings; and

9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

(f) The streetscape of nearby roads will not be impacted by the development.
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E13.6.11 Driveways and parking

Objective: To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.
Not applicable The application does not propose any new driveways or car parking.

E13.6.12 Tree and vegetation removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.
P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and (e) whether the tree or vegetation is located within a garden that is a listed as a local heritage place.
Complies with P1 It proposed to remove 33 trees and to replace them with 238 additional trees as part of integrated landscaping proposals, which utilise native species. According to the submitted urban realm report, this approach is aimed at connecting people to the place, and its past and present natural and ecological systems, guided by local Aboriginal knowledge. An Arborist's Report was also submitted with the application, which indicates that most trees to be removed are healthy and that other trees may need to be removed, as works progress. The proposed tree removal complies with P1 for the following reasons: <ul style="list-style-type: none"> • The submitted CMP 2019 indicates that the existing landscaping is of 'little' heritage significance and the proposed landscaping aims to make a stronger connection between people, place and European and Aboriginal heritage; • The Arborist's Report indicates that most of the trees identified for removal are mature and healthy and that more trees may need to be removed. However, the intention to replace them with landscaping proposals with more meaningful connection to cultural heritage, is considered satisfactory; • The size and form of the trees identified for removal are demonstrated in the

9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

- submitted Arborist's Report; and
- The trees identified for removal are located in public spaces within a local heritage place.
 - An advice note is recommended to advise the developer that a separate planning permit will be required before further tree or vegetation removal can occur.

E13.6.13 Signage

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

Not applicable
The application does not propose any signage.

E16.0 Invermay/Inveresk Flood Inundation Area Code

E16.1 The purpose of this provision is to:

- (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;
- (b) ensure that new development is sited and designed to minimise the impact of flooding; and
- (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.

Consistent with purpose
As the proposal complies with Clause E16.6.1 Use Standards (below), it is consistent with the purposes set out in Clause E16.1.

E16.4.1 The following use or development is exempt from this Code:

- (a) non-habitable buildings.

Development is Exempt
The proposed development: glass house, tool shed, other structures and landscaping are all exempt. Therefore, the development standards under E16.7 do not apply to the proposal.

E16.6.1 Unacceptable uses

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

A1 Must not be:

- (a) Education and occasional care, except in the Inveresk Cultural precinct;
- (b) Emergency services; or
- (c) Hospital services.

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<p>Complies with A1 The proposed land use is within the Inveresk Cultural Precinct and is the Education and Occasional Care use.</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 with A1 The proposed use is in the Inveresk Cultural Precinct but is not a Residential use.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	Conditional consent provided with recommended conditions.
EXTERNAL	
Tas Heritage Council	Conditional consent provided with recommended conditions.

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 13 February to 1 March 2021. Six 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 Concern over the application’s reference to the proposal aligning with the Urban Design Framework (UDF) which has been developed for the Inveresk precinct to allow the University to deliver the balance of the Northern Transformation Masterplan.</p>
<p><i>Response 1:</i> <i>Under the planning scheme, the Urban Design Framework is not a relevant matter and cannot be considered by the planning authority.</i></p>

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

<p>Issue 2 Concern regarding the proposed tree removal and perceived loss of heritage value and visual amenity.</p>
<p><i>Response 2:</i> It proposed to remove 33 trees and to replace them with 238 additional trees as part of integrated landscaping proposals, which utilise native species and water sensitive urban design features. The intention is to create stronger connections between people, place and the site’s past and present natural and ecological systems. The proposals will enhance the European and Aboriginal heritage values, while significantly strengthening biodiversity within the Inveresk Precinct. From outside the site, the landscaping proposals will positively contribute to the Launceston’s established visual assets, while strengthening the city’s existing biodiversity networks.</p>
<p>Issue 3 Concern over the loss of monetary value associated with the tree removal and adverse environmental impacts associated with the site’s reduced capacity to mitigate carbon emissions.</p>
<p><i>Response 3:</i> Under the applicable provisions of the planning scheme, the monetary value of trees and carbon emissions are not relevant matters and cannot be considered by the planning authority. That said, it is worth noting that over time the landscaping proposals will likely result in improved environmental outcomes associated with mitigation of carbon emissions, a more resilient network of biodiversity and improved economic outcomes associated with the development of a more attractive, vibrant Inveresk Site.</p>
<p>Issue 4 Concern that the proposal will increase flood risk in the area.</p>
<p><i>Response 4:</i> The application complies with the applicable provisions of the planning scheme’s Clause E16.0 Invermay/Inveresk Flood Inundation Area Code. The proposed Education and Occasional Care land use is acceptable and the proposed development is exempt from the Code because it does not include any habitable buildings.</p>
<p>Issue 5 Concerns regarding the overall development of the Inveresk Site as a University Campus.</p>
<p><i>Response 5:</i> The overall development of the Inveresk Site as a University Campus is not proposed as part of this permit application, which means it is not a relevant matter and cannot be considered by the planning authority when determining this application. Only the proposals contained within the current planning application may be considered by the planning authority, under the applicable requirements of the planning scheme.</p>

- 9.1 **2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**

<p>Issue 6 Concern over UTAS' projected number of University staff and students.</p>
<p><i>Response 6:</i> The applicants included this information from the Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March 2020, in order to explain the University's parking strategy for the Inveresk Site. This information has been submitted with several recent permit applications, which have been considered and approved by Council, including DA0421/2020, DA0320/2020 and DA0321/2020 (details of which are shown at the top of this report).</p>
<p>Issue 7 Concerns regarding potential car, bicycle, motor cycle and taxi parking impacts.</p>
<p><i>Response 7:</i> The planning assessment above demonstrates that the application complies with the applicable provisions of the Parking and Sustainable Transport Code.</p>
<p>Issue 8 Concern over the removal of the Tiger Bus stop.</p>
<p><i>Response 8:</i> The submitted Traffic Impact Assessment indicates that the Tiger Bus stop could be moved to the Northern Carpark or Invermay Road. This matter is not critical to the current permit application and can be determined by the Council at a later date.</p>
<p>Issue 9 The previous loss of the important Rotary Rock Feature in the area should be reinstated.</p>
<p><i>Response 9:</i> There are no provisions under the planning scheme that require the reinstatement of the Rotary Rock Feature.</p>
<p>Issue 10 Concern that there is not enough detail about the works for the Stone Building.</p>
<p><i>Response 10:</i> The Stone Building is referred to in some of the submitted documentation but does not form part of this permit application.</p>
<p>Issue 11 Concern that the proposal's intent to link the project to Aboriginal Heritage is not proven by credible scientific research.</p>
<p><i>Response 11:</i> As there is no requirement under the planning scheme to link the project to Aboriginal Heritage, Issue 11 is not a relevant matter and cannot be considered by the planning authority.</p>

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)

<p>Issue 12 Concern that this permit application is being assessed by a planning consultant from the company pitt&sherry, due to the application relying on information prepared by pitt&sherry.</p>
<p><i>Response 12</i> <i>This planning permit application includes the following information:</i></p> <ul style="list-style-type: none"> • <i>The submitted Planning Report prepared by Ireneinc Planning and the Development Servicing Report, December 2020 prepared by Gandy and Roberts both refer to a flood report prepared by pitt&sherry, in order to address Clause E9.6.1 (d) Development in the vicinity of a watercourse and wetlands. This flood report is not named or included in the permit application; and</i> • <i>The submitted Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March (ICRTIPA) by Midson Traffic 2020 refers to previous traffic modelling prepared by pitt&sherry.</i> <p><i>There is no conflict of interest relating to pitt&sherry’s planning consultant assessing this planning permit application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The planning consultant was not involved in preparing any of the pitt&sherry information referred to in the application;</i> • <i>The Council’s Infrastructure Services team reviewed the abovementioned reports with no objections in principle received before pitt&sherry’s planning consultant completed the assessment of the permit application under the requirements of the planning scheme;</i> • <i>The planning consultant’s assessment of Clause E9.6.1 (d) above does not rely on the information provided by the applicants or the unnamed pitt&sherry flood report; and</i> <p><i>The submitted ICRTIPA was reviewed by the Council’s Infrastructure Assets team, which has no objections in principle to the report. The document was previously considered by Council when approving recent planning permits DA0421/2020, DA0320/2020 and DA0321/2020, and the pitt&sherry planning consultant was not involved in these approvals.</i></p>
<p>Issue 13 Concern that the applicants have not considered that the land belonged to the Citizens of Launceston, the residents and ratepayers.</p>
<p><i>Response 13:</i> <i>The submitted application for identifies the Council as the landowner and the Council’s General Manager provided the application with written consent under pursuant to section 52(1B)(b) of the Land Use Planning and Approvals Act 1993. Given this, the application meets the requirements of the Act.</i></p>

- 9.1 **2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**

<p>Issue 14 Concern over the cessation of Agricultural Society and the Inveresk Markets use of the Inveresk Site.</p>
<p><i>Response 14:</i> <i>The cessation of the Agricultural Society's and the Inveresk Markets' use of the Inveresk Site is not proposed by the current permit application and is not a relevant matter.</i></p>
<p>Issue 15 Concern regarding UTAS' provision of educational services (educational course, units, etc).</p>
<p><i>Response 15:</i> <i>UTAS' provision of education services is not controlled by the planning scheme and is not relevant to this planning permit application.</i></p>
<p>Issue 16 Concern over sewerage, stormwater, runoff and drainage impacts.</p>
<p><i>Response 16:</i> <i>No new sewer connections are proposed or required. With regard to stormwater, runoff and drainage impacts, the permit application was reviewed by the Council's Infrastructure Assets team with no objections received and is considered to demonstrate compliance with the applicable requirements of the Water Quality Code.</i></p>
<p>Issue 17 Concern that the application proposes community activities which are not subservient to the proposed Education and Occasional Care use.</p>
<p><i>Response 17:</i> <i>The application satisfactorily demonstrates that the proposed land use is Education and Occasional Care and that the area will continue to be used in a more subservient way by the wider public. As the Agricultural Society and Esk Markets no longer operate from the site any increase in use of the Inveresk Site by the wider public is unlikely to be more significant than has occurred in recent times.</i></p>
<p>Issue 18 Concern that the facilities provided by the proposed Esk Activity Space compare unfavourably with the facilities provided at the Newnham Campus.</p>
<p><i>Response 18:</i> <i>Under the planning scheme, such comparisons are not relevant planning matters and cannot be considered by the planning authority. Notwithstanding this, the Inveresk Site is in close proximity to other off-campus sporting and other facilities.</i></p>
<p>Issue 19 Concern over the impacts of the proposals on the heritage values in the Inveresk Precinct.</p>

- 9.1 **2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**

Response 19:

The application was reviewed by the Council's Place Making team with no objections received and complies with the applicable provisions of the Local Historic Cultural Heritage Code. The Tasmanian Heritage Council has issued consent with conditions.

Issue 20

Concern that the use of glass in the proposed glass house is inappropriate in the flood inundation zone.

Response 20:

This is not a relevant matter and cannot be considered by the planning authority because the glass house is a non-habitable building and exempt under Clause E16.4 of the Invermay/Inveresk Flood Inundation Area Code.

Issue 21

Concern that the proposal was not part of a wider consultation process and that the local newspaper advised of the opportunity to comment on the permit application by close of business the following day.

Response 21:

The permit application has been advertised in accordance with the Council's advertising procedures and the requirements of the Land Use Planning and Approvals Act 1993.

Issue 22

Assertion that a permit condition is required to compensate the community for the proposed loss of trees.

Response 22:

With regard to the permit application, there are no applicable planning scheme provisions which require offsetting to compensate for the proposed removal of the trees. As such, this is not a relevant matter and cannot be considered by the planning authority. It should be noted that the proposal includes the planting of 238 trees which will ultimately replace those lost.

Issue 23

Assertion that appropriate interpretation mechanisms, along with appropriate way finding mechanisms, must be a condition of approval in regard to this development application.

Response 23:

With regard to the permit application, there are no applicable planning scheme provisions which require the implementation of interpretation and wayfinding mechanisms. As such, this is not a relevant matter and cannot be considered by the planning authority.

That said, it should be noted that UTAS intends to submit a future planning permit application for signage and wayfinding. In their Notice of Heritage Decision, the Tasmanian Heritage Council has recommended that a heritage interpretation plan should be implemented.

- 9.1 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**
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Issue 24

Concern over future maintenance and cost of maintenance for the proposed development.

Response 24:

UTAS will be responsible for future maintenance and the associated costs.

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 applications 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 applications 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 applications 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 2 Invermay Road and 6 Barnards Way, Invermay - Education and Occasional Care - Landscaping Works. Associated Infrastructure Including Two Outbuildings, a Steel Structure, Water Tanks; Recreational Area - Playing Courts; Removal of Parking Spaces and Trees ...(Cont'd)**
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DISCLOSURE OF INTERESTS:

The planning consultant 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 - 2 Invermay Road, Invermay (*electronically distributed*)
 2. Plans to be Endorsed - 2 Invermay Road, Invermay (*electronically distributed*)
 3. Tasmanian Heritage Council - Notice of Heritage Decision - 2 Invermay Road, Invermay (*electronically distributed*)
 4. Representations - 2 Invermay Road, Invermay (*electronically distributed*)
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9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works**FILE NO:** DA0780/2020**AUTHOR:** Douglas Fotheringham (Consultant)**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:	Ireneinc Planning on behalf of the University of Tasmania
Property:	2 Invermay Road, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	10/11/2020
Validity Date:	20/11/2020
Further Information Request:	01/12/2020
Further Information Received:	N/A
Deemed Approval:	1/04/2021
Representations:	Four

PREVIOUS COUNCIL CONSIDERATION:

Council - 17 October 2019 - Agenda Item 8.1 - 2-4 Invermay Road, Invermay - Educational and Occasional Care - Construction of a New Building Including Demolition

Council - 3 September 2020 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Vehicle Parking - Extension of Existing Car Park.

Council - 12 November 2020 - Agenda Item 9.1 - 2 and 7 Willis Street, 78 and 80 Cimitiere Street, Launceston - Educational and Occasional Care, Vehicle Parking, Passive Recreation, Demolition and Subdivision - Construction of Tertiary Education Facility, Associated Works and Consolidation of Three Lots

Council - 12 November 2020 - Agenda Item 9.2 - 2-4 Invermay Road, Invermay - Educational and Occasional Care and Demolition - Construction of Tertiary Education Facility and Associated Works Including Infrastructure and Landscaping, Demolition of Buildings Removal of Vegetation and Removal of Car Park

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

Council - 28 January 2021 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Education and Occasional Care - Change of Use to Education and Occasional Care; Alterations and Additions to a Building

STANDARDS REQUIRING COUNCIL DISCRETION

Standard	Reason
35.4.1 Building height P1	No Acceptable Solution
35.4.2 Location of car parking P1	Application does not demonstrate compliance with A1
35.4.3 Active ground floors P1	Application does not demonstrate compliance with A1
E6.5.1 Car parking numbers P1.1	Car parking requirements under Table E6.1 are not met
E6.5.3 Taxi spaces	Application does not demonstrate compliance with A1
E6.5.4 Motorcycle parking	Application does not demonstrate compliance with A1
E6.6.2 Design and layout of parking areas P1	Application does not demonstrate compliance with A1
E6.6.3 Pedestrian access P1	Application does not demonstrate compliance with A1
E6.6.5 Bicycle facilities P1	Application does not demonstrate compliance with A1
E9.6.1 Development in the vicinity of a watercourses and wetlands P1	No acceptable solution
E9.6.3 Discharges to watercourses and wetlands P2	Application does not demonstrate compliance with A2.2
E13.6.1 Demolition	No acceptable solution
E13.6.4 Site coverage	Acceptable Solution
E13.6.5 Height and bulk of buildings	No Acceptable Solution
E13.6.6 Site of buildings and structure	No Acceptable Solution
E13.6.8 Roof form and materials	No Acceptable Solution
E13.6.9 Wall materials	No Acceptable Solution
E13.6.12 Tree and vegetation removal	No Acceptable Solution
E16.7.2 Flood Impact P2	Application does not demonstrate compliance with A2

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(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 - Student Accommodation and associated landscaping works at 2 Invermay Road, 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. Site Plan (Existing Demolition), prepared by x-squared Architects, Drawing No. AR-N0-101, Project No. 1907010, Issue D, 2 November 2020.
- b. Site Plan (Proposed), prepared by x-squared Architects, Drawing No. AR-N0-102, Project No. 1907010, Issue E, 20 January 2021.
- c. GA Plan Level 00, prepared by x-squared Architects, Drawing No. AR-N0-201, Project No. 1907010, Issue H, 20 January 2021.
- d. GA Plan Level 01, prepared by x-squared Architects, Drawing No. AR-N0-202, Project No. 1907010, Issue D, 2 November 2020.
- e. GA Plan Level 02, prepared by x-squared Architects, Drawing No. AR-N0-203, Project No. 1907010, Issue D, 2 November 2020.
- f. GA Plan Level 03, prepared by x-squared Architects, Drawing No. AR-N0-204, Project No. 1907010, Issue C, 2 November 2020.
- g. GA Plan Roof, prepared by x-squared Architects, Drawing No. AR-N0-301, Project No. 1907010, Issue D, 2 November 2020.
- h. GA Elevations, prepared by x-squared Architects, Drawing No. AR-N0-301, Project No. 1907010, Issue C, 29 October 2020.
- i. GA Elevations, prepared by x-squared Architects, Drawing No. AR-N0-302, Project No. 1907010, Issue C, 29 October 2020.
- j. GA Sections, prepared by x-squared Architects, Drawing No. AR-N0-401, Project No. 1907010, Issue C, 29 October 2020.
- k. Shadow Diagrams, prepared by x-squared Architects, Drawing No. AR-N0-801, Project No. 1907010, Issue C, 29 October 2020.

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. FLOOD EMERGENCY MANAGEMENT PLAN

Prior to the occupation of the approved development, a final Flood Emergency Management Plan must be submitted to the Launceston Flood Authority for written approval.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/01980-LCC and attached to the permit.

5. SITE LANDSCAPING PLAN

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

- a. Major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
- b. Existing and proposed garden areas and plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity); and
- c. All proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- d. Suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and

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

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing; and
- c. Maintained as part of the development.

6. SCHEDULE OF MATERIALS AND COLOURS

Prior to the commencement of any works, a schedule of external building materials, finishes and colours, must be submitted to the Council for written approval by the Manager City Development. Thereafter, the development must be carried out in accordance with the approved schedule of external building materials, finishes and colours.

7. 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.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

8. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager (Infrastructure and Assets Network) for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

9. SINGLE TITLE

No works for the development may commence until such time as the proposed development site is wholly contained within a single title.

10. 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.

11. 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

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12. 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.

13. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

14. APPLICATION TO ALTER A STORMWATER SERVICE

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

15. 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.

16. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager (Infrastructure and Assets Network).

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. The provision of all necessary infrastructure including a suitably sized offline stormwater pumping station to direct flows to the existing gravity line to the Victoria Bridge Pump Station designed to operate during high tide events or flooding of the river in accordance with the requirements of the City of Launceston and any upgrades of existing pipelines required to accommodate additional flows.
-

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

- b. Sewerage
 - i. Connection to the existing sewage network for the site.
 - ii. All necessary upgrades to the existing infrastructure including the sewage pumping station required to accommodate additional flows from the development.
- c. Water supply
 - i. Provision of a metered connection to the existing shared ring main, with all necessary valves and backflow prevention devices.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

1. Construction requirements.
2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange the Council's Audit inspections and other responsibilities.
3. Construction Audit inspections.
4. Practical completion and after a 12 months defects liability period the Final Inspection and Hand-Over.

17. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with the Council's standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An *as constructed* plan in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure and Assets Network.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

18. EASEMENTS

Easements are required over all the Council's and third party services located in private property. The minimum width of any easement must be 3m for the Council's (public) mains. A greater width will be required in line with the LCC document *How close can I build to a Council Service?* where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

19. AS CONSTRUCTED PLANS

An *as constructed* plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

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20. CONTAMINATED LAND

The developer must comply with the following measures:

- a. Prior to the commencement of the development, a Soil and Acid Sulfate Management Plan must be submitted to the City of Launceston Council for written approval by the Environmental Health Officer. Once approved, the development must be implemented in accordance with the approved Soil and Acid Sulfate Management Plan.
- b. If contaminated soil is to be removed from the site, it must be removed according to EPA IB105 guidelines.
- c. All excavated soil must be stockpiled and must not be reused onsite without further testing for contaminants and acid sulfate properties.
- d. Fill materials found from the surface and 1m below ground level generally should be stockpiled separate to natural black silty clays. Acid sulfate forming soils are likely to be found in the natural silty clays. In addition, segregation of fill and natural soils may reduce the disposal costs of contaminated soils.
- e. Excavated soil must be stockpiled so that it may be later identified from which of the locations it was taken. This will assist with matching soil for suitability for reuse and also classification of the soil for disposal.
- f. Where soil does not meet the criteria for recreational use it may meet the criteria for use under hardstand such as footpaths.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Council and Environmental Protection Authority if relevant, immediately upon discovery.

21. 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.

22. 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.

23. DEMOLITION

The Developer must:

- a. carry out all demolition work in accordance with Safe Work Australia *Demolition Work Code of Practice* or any subsequent versions of the document;
 - b. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
 - c. not undertake any burning of waste materials on site;
-

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

- d. remove all rubbish from the site for disposal at a licensed refuse disposal site; dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos Code of Practice* or any subsequent versions of the document.

Notes**A. General**

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

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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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 Council's Notice to Waive Right of Appeal is attached.

In accordance with the Council's Policy the assessment of this development application was outsourced to an independent consultant Town Planner as it relates to development in which the Council has a pecuniary interest.

REPORT:**1. THE PROPOSAL**

A group of new four-storey student accommodation buildings are proposed on 2 Invermay Road, Invermay (CT174633/1 and CT17433/2), which is located in the Inveresk Site (sometimes referred to as the Inveresk Precinct). The buildings are to be used to house University of Tasmania (UTAS) students, so are for residential purposes in association with educational uses. The proposal also involves the removal of concrete path and paving and the removal of 11 trees, new landscaping and parking proposals.

The buildings are divided into four distinct building forms, which are joined in pairs by connecting lobbies and include 144 student bedrooms, including three bedrooms which are accessible for people with disabilities. For each six bedrooms, there will be a living space including cooking area, communal area and shared bathrooms. The proposed plans show that the ground floor walls will be grey brick and glass. Above this level the walls will be comprised of metal cladding (coloured grey) and glass. The roofs will be flat with grey metal cladding.

The car parking proposals include six accessible car parking spaces, two drop off/pick up spaces and two contractor parking spaces. Apart from the six accessible spaces, no other parking is proposed for the residents who will be students. As these residents/students will attend educational buildings on the site, and the Council considers the parking impacts of such educational buildings in separate planning permit applications, it is reasonable to consider that the residents of the proposed student accommodation will not incur additional parking impacts throughout the Inveresk Site. Therefore, residents/students demand for parking will be accommodated in the new Roundhouse Car Park, which is

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

currently being constructed. This car park will hold 852 car parking spaces, with 484 spaces allocated for UTAS staff and students and 368 spaces allocated for public use.

The student accommodation's development area is currently used for informal car parking and occasionally as overflow parking for various events. The 368 public spaces in the Roundhouse Car Park should satisfy the parking demand associated with the informal overflow parking area. The new car park will also provide a safer parking area.

Access to the site is via two existing accesses on Invermay Road, which lead to an existing internal access, which serves the Inveresk Site. From this drive, a new access will be created on the southern boundary of CT174633/1, which is the lot that will contain most of the buildings. This new access will lead to the new driveway and parking arrangements to the west of the proposed buildings. Another new access is proposed on the northern boundary which connect with the existing laneway between the site and UTAS Stadium. A traffic impact assessment has been submitted with the application, which demonstrates that traffic generation at the access to the site will increase by less than 40 vehicle movements per day.

The Conservation Management Plan (CMP) 2019 prepared by Paul Davies (Heritage Architect) is included in the application and indicates that the site of the proposed student accommodation development area was historically used as a cycling track and is described in the CMP as the *former velodrome site*. This former velodrome site has been described by Davies as having *little* heritage significance.

One poplar tree is proposed for removal, to make way for the proposed new access road in to CT174633/1. The CMP indicates that the poplar trees in this location have 'little' heritage significance. That said, all other poplar trees along the southern boundary of this lot will be retained. The other 10 trees identified for removal, are smaller trees with no heritage value and are to be replaced by the new landscaping proposals. The proposed landscaped areas will provide a variety of trees and low plantings, paving and outdoor furniture including bench seating and tables, and a variety of outdoor gathering spaces for study, socialising and recreation.

The site is serviced by reticulated sewer, water, stormwater and electricity. The proposed development is to be connected to the existing gravity site infrastructure that connects to an existing private pump station. With regard to stormwater disposal, a rising main is to be constructed from the pumping station and this will deliver flow to the existing gravity drainage system running the length of the railway spine to the existing gravity outfall and pumping station located adjacent to Victoria Bridge. The development will connect into the local reticulated water supply system and electricity network.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

As the proposed building in the north-east corner of the site straddles the boundary of CT174633/1 and CT17433/2, the applicants have indicated that they intend to submit a planning permit application to realign this boundary before works commence. Given this, the Council's Infrastructure Assets team has recommended a condition to ensure that no works commence until such time that the proposed development site is wholly contained within a single title.

In addition to the Student Accommodation permit application, Council is also considering the following concurrent UTAS permit applications at this (today's) Meeting:

- DA0695/2020 - Education and Occasional Care - Landscaping works, plantings and associated infrastructure including two outbuildings, a steel structure, water tanks; recreational area including playing courts and bleachers; removal of parking spaces and trees; and
- DA886/2020 - Residential - Education and Occasional Care - Internal refurbishment and alterations to the existing Stone Building.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The Inveresk Site is located between Invermay Road, Forster Street, and the North Esk River. The site contains the UTAS Stadium and Inveresk Campus, Queen Victoria Museum and Art Gallery buildings, Invermay Bowls and Community Club, Elizabeth Gardens, the Inveresk Railway Turntable and Roundhouse Launceston Big Picture School and the Roundhouse Pavilion. The site also houses three heritage places listed with the Tasmanian Heritage Register, including the York Park Entrance Gates, the Invermay Park Northern Stand and the Launceston Railway Station complex.

The proposed development site is adjacent and to the south of UTAS Stadium. The nearest residential development located over 110m to the west, across Invermay Road. The University's existing student accommodation at the southern edge of the Inveresk Site is located over 200m to the south.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

35.0 Particular Purpose Zone 4 - Inveresk Site

35.1.1 Zone Purpose Statements

35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.

35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.

35.1.1.3 To locate use and development appropriately within the precincts of the zone.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

Consistent with purpose

The proposed use is classified as Residential in association with educational uses in the Residential and Commercial Precinct, which is a Permitted land use under Table 35.2 and means that the proposal is consistent with the zone's purpose statements.

35.1.2 Local Area Objectives

The area contains four local area precincts as shown on Figure 35.1.2 to this zone. Most of this proposal is located in the Residential and Commercial Precinct, the objectives of which are:

1. To provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts.
2. To provide for the development of residential uses associated with and supporting the educational activities within the zone.

A small portion of this proposal is in the Cultural and Public Purpose Precinct, the objectives of which are:

1. To ensure re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be UTAS and the Queen Victoria Museum and Art Gallery.
2. Buildings are to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railway's Workshop Conservation Plan.

Consistent with objectives

As the proposal is classified as Residential in association with educational uses in the Residential and Commercial Precinct, the proposal is consistent with objective 2 of this precinct.

As the proposed development will not prevent the re-use, retention or redevelopment of existing buildings in the Cultural and Public Purpose Precinct, it does not conflict with the objectives of this precinct.

Desired Future Character Statements

There are no desired future character statements.

35.3 Use Standards

Not applicable

The Residential use is not listed under Table 35.3 Application of use standards to use classes.

35.4 Development Standards

35.4.1 Building height

Objective:

To ensure that development on the site is compatible with the character of the local area precinct.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

<p>P1 The height of buildings must be compatible with surrounding development, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with the local area objectives; (b) the topography of the site; (c) the height of buildings on the site, adjoining lots and adjacent lots; (d) the bulk and form of existing and proposed buildings; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places.
<p>Complies with P1</p> <p>The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) The proposal is consistent with the applicable Local Area Objectives, as demonstrated above in this report; (b) The site is flat and the proposed four-storey buildings will generally be located on the same level as existing buildings onsite; (c) The proposed maximum building is 18.1m (AHD), which is generally consistent with existing and recently approved buildings onsite. For example, the maximum building heights for the existing Stone Building is approximately 23m and the recently approved <i>Riawunna</i> Aboriginal Centre will be approximately 24.6m high; (d) The height of the proposed buildings are considered acceptable when compared with the existing bulk and form of existing buildings on site, due to the separation distances achieved from UTAS Stadium and the Architecture and Design Building, which compare favourably with the separation distances between other similar building forms onsite; (e) As the proposed buildings are to be set back approximately 100m from Invermay Road and will have no significant impacts on the streetscape of this road, the apparent height of the building is acceptable; and (f) The most significant impacts of overshadowing will occur during winter on the existing internal access drive to the south of the proposed development and the Big Picture School, which is not a residential building. Given these matters, the proposed building height is considered acceptable in terms of overshadowing impacts.

35.4.2 Location of car parking

<p>Objective:</p> <p>To ensure that car parking is compatible with the character of the local area precinct.</p>
<p>P1 Car parking must be located to minimise its visibility, having regard to:</p> <ul style="list-style-type: none"> (a) the character of the local area precinct; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) any measures to screen parking; and (e) any landscaping proposed.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

Complies with P1

The proposed car parking is located outside the building structure and complies with P1 for the following reasons:

- (a) The visibility of the proposed car parking arrangements, is setback approximately 100m from Invermay Road and would be no more prominent than other existing car parking arrangements in the Inveresk Site;
- (b) The location of the proposed car parking will be well-contained within the Inveresk Site and reasonably well-contained within the proposed development site;
- (c) The location of the car parking is unlikely to result in significant levels of vehicle/pedestrian interaction; and
- (d) The visual impact of the proposed parking arrangements will be mitigated by the retention of the existing mature poplars on the internal access drive on the southern boundary.

35.4.3 Active ground floors

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity

P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

Complies with P1

The proposal complies with P2 for the following reasons:

- (a) The proposal will contain significant areas of glazing on the ground floor, which are adequate given the nature of the use and its location;
- (b) No security grilles or screens are proposed;
- (c) Air conditioning and mechanical plant are to be located on the roof of the accommodation building and difficult to view from the ground level; and
- (d) The proposed glazing satisfactorily minimises blank walls on the proposed development.

P2 Not applicable

No alterations to existing buildings are proposed.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

35.4.4 Lot size and dimensions

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Not applicable

The application does not propose subdivision.

35.4.5 Frontage and access

Objective:

To ensure that lots provide:

(a) appropriate frontage to a road; and

(b) safe appropriate access suitable for the intended use of the new lot.

Not applicable

The application does not propose subdivision.

35.4.6 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Not applicable

The application does not propose subdivision.

35.4.7 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Not applicable

The application does not propose subdivision.

E2.0 Potentially Contaminated Land Code

E2.4 Use or Development exempt from this Code

Any use or development where a site history prepared by a suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

Use and development is exempt from Code

A Preliminary Site Investigation (PSI) report was submitted with the application, which includes a site history prepared by a suitably qualified person and concludes that no potentially contaminated activities have impacted the site. This report was reviewed by the Council's Environmental Health team, which has no objection in principle to the report and recommends permit conditions to ensure the development is carried out in accordance with the recommendations of the PSI report.

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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 with purpose

As demonstrated below, the proposal complies with the applicable provisions of this Code.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

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

Complies with A3

The submitted Traffic Impact Assessment (TIA) indicates that the traffic generation at the access to the site will increase by less than 40 vehicle movements per day. The TIA was reviewed by the Council's Infrastructure Assets team, which has no objections in principle to the proposal.

E4.5.2 Existing level crossings

Not applicable

The proposal does not affect any level crossings.

E4.6 Development Standards

E4.6.1 Development adjacent to roads and railways

Not applicable

The proposal is not adjacent a category 1 or category 2 road or railway network.

E4.6.2 Road accesses and junctions

Objective:

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

A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.

Complies with A1

The application does not propose any new accesses or junctions.

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.

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Complies with A2

The site will be served by two existing accesses on Invermay Road, which provide separate entry and exit to the Inveresk Site.

E4.6.3 New level crossings

Objective:

To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.

Not applicable

The application does not propose a new level crossing.

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

Objective:

To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

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.

Complies with A1

In accordance with the Safe Intersection Sight Distance shown in Table E4.6.4, the existing exit on to Invermay Road achieves a site distance of at least 80m.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent with purpose

As demonstrated below, the proposal complies with the applicable standards.

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E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

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:

- (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:
 - 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.

Complies with P1.1

The car parking proposals include six accessible car parking spaces, two drop off/pick up spaces and two contractor parking spaces. Apart from the six accessible spaces, no other parking is proposed for the residents who will be students and for whom parking will be provided in the Roundhouse Car Park. Given this, the proposal relies on compliance with P1.1. The proposal complies with P1.1. for the following reasons:

- (a) The availability of off-road public car parking spaces across the Inveresk Site will be maintained and will be unaffected by the proposal;
- (b) Due to the location of the proposed development, the proposal will not compromise the multiple users of the Inveresk Site's ability to share onsite car parking arrangements;
- (c) Metro and the Tiger Bus operate public transport services to the area within reasonable walking distance of the site, and this is likely to continue;
- (d) The development will not result in site constraints that restrict the use of existing parking arrangements. The current overflow parking arrangements will be accommodated in the Roundhouse Car Park;
- (e) The location of the proposed car parking is unlikely to result in significant levels of vehicle/pedestrian interaction;
- (f) As the residents of the student accommodation will be UTAS students who will attend educational buildings on the site, and Council considers the parking impacts of such educational buildings in separate planning permit applications, it is reasonable to consider that the residents of the proposed student will not incur

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<p>additional parking impacts throughout the Inveresk Site. The development will result in the loss of an informal, occasional overflow parking area. However, this is unlikely to have significant impacts on parking demand because there will be 368 public parking spaces in the Roundhouse Car Park;</p> <p>(g) Due to the location of the proposed parking arrangements, there will no adverse impacts on the streetscape of local roads; and</p> <p>(h) The proposed parking arrangements do not conflict with any traffic impact assessment.</p>
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>
<p>Complies with A2</p> <p>As one accessible space is required for every new 100 car parking spaces, the proposed six additional spaces exceed the requirement.</p>

E6.5.2 Bicycle parking numbers

<p>Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>
<p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>
<p>Complies with A1</p> <p>In accordance with the requirements of Table E6.1, 29 bicycle parking spaces are required for 144 rooms. Thirty spaces are proposed inside the student accommodation.</p>

E6.5.3 Taxi spaces

<p>Objective: To ensure that access for taxis is provided to meet the needs of the use.</p>
<p>P1 Taxi parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the availability and accessibility of taxi spaces on the road or in the vicinity; and</p> <p>(c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.</p>
<p>Complies with P1</p> <p>No taxi spaces are proposed by the application and there are no existing taxi spaces in the Inveresk Site. Taxi pick-up drop-off will likely occur in the two proposed drop off/pick up spaces. The proposal complies with P1 for the following reasons:</p> <p>(a) It is likely that taxi use by staff and students will be occasional and occur in the two proposed drop off/pick up spaces;</p> <p>(b) There are taxi spaces in the locale; and</p> <p>(c) The proposed development will not affect any existing taxi parking spaces in the area.</p>

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

E6.5.4 Motorcycle parking

Objective:

To ensure that motorcycle parking is provided to meet the needs of the use.

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.

Complies with A1

As the proposal requires eight motorcycle spaces and eight are proposed.

E6.5.5 Loading bays

Objective:

To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.

Not applicable

As the proposal is for residential purposes no loading bays are proposed or required for the development.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

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 with A1

The proposal complies with A1 the parking areas will:

- (a) have a gradient of less than 10%;
- (b) be formed and paved;
- (c) drained to the public stormwater;
- (d) provided with an impervious all-weather seal; and
- (e) will be line marked.

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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

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

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

Complies with P1

The application relies on the submitted Traffic Impact Assessment (TIA), which indicates the design and layout of the parking area complies with P1. The Council's Infrastructure Assets team has reviewed the TIA and has no objections in principle to the proposal.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

P1 Safe pedestrian access must be provided within car parks, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

Complies with P1

The proposal complies with P1 for the following reasons:

- (a) The low number of parking spaces and traffic movements are unlikely to raise significant safety issues;
- (b) The residential use will have a footpath located between the parking and the buildings;
- (c) A relatively low number of parking spaces is proposed;
- (d) A relatively low number of traffic movements will occur;
- (e) Accessible car parking has been provided close to the entrance of the building and has been located adjacent to a 1.5m footpath which provides access to the building;
- (f) The footpath has been located between the car parking spaces and the building;

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- (g) The number and frequency and of vehicle movements and the location of the proposed pedestrian access provides sufficient separation to ensure the safety of both vehicles and pedestrians;
- (h) The access way is separated from the pedestrian footpaths by the marked parking spaces and provides direct access to the building from the provided parking spaces; and
- (i) Protective devices will be provided to ensure separation between the car park and the footpaths.

E6.6.4 Loading bays

Objective:
To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Not applicable
No loading bays are proposed.

E6.6.5 Bicycle facilities

Objective:
To ensure that cyclists are provided with adequate facilities.

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.

Complies with P1
No end of trip facilities are proposed because the residents will use their own domestic facilities.

E6.6.6 Bicycle parking and storage facilities

Objective:
To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

A1 Bicycle parking and storage facilities for uses that require five or more bicycle spaces by Table E6.1 must:

- (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
- (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 with A1
The proposal provides for an internal bike store for 26 spaces and external bike racks for four bicycles within 50m of the southernmost building.

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E9.0 Water Quality Code

E9.1 The purpose of this provision is to:

- (a) manage adverse impacts on wetlands and watercourses.

Consistent with purpose

The application includes a Site Servicing Report, which was reviewed by the Council's Infrastructure team, which have no objections in principle to the proposal. As demonstrated below, the proposal complies with the applicable standards of this Code.

E9.6.1 Development in the vicinity of a watercourses and wetlands

P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to:

- (a) the topography of the site;
- (b) the potential for erosion;
- (c) the potential for siltation and sedimentation;
- (d) the risk of flood;
- (e) the impact of the removal of vegetation on hydrology;
- (f) the natural values of the vegetation and the land;
- (g) the scale of the development;
- (h) the method of works, including vegetation removal and the machinery used;
- (i) any measures to mitigate impacts;
- (j) any remediation measures proposed;
- (k) any soil and water management plan; and
- (l) the requirements of the *Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual*.

Complies with P1

A Development Servicing Report was submitted and reviewed by the Council's Infrastructure Services team. The team have no objections in principle to the proposal. The proposal complies with P1 for the following reasons:

- (a) The site is flat and only minor changes to the topography are proposed;
- (b) The proposed works are unlikely to result in significant potential for erosion;
- (c) The proposed works are unlikely to result in significant potential for siltation or sedimentation;
- (d) The proposed use and development complies with the applicable requirements of the Clause E16.0 Invermay/Inveresk Flood Inundation Area Code, and is unlikely to significantly alter flood risk or the hydrology or water quality of the river;
- (e) The landscaping proposals will mitigate impacts on hydrology;
- (f) The landscaping proposals will improve the natural values of the vegetation and the land;
- (g) The scale of the proposed development is in-keeping with the surrounding development;
- (h) The method of works will include machine in a flat, urban location, which is unlikely to significantly impact on water quality - a standard permit condition requiring a soil and water management plan is recommended;

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- (i) Hydrological impacts will be mitigated by the proposal to connect to reticulate sewer and stormwater systems;
- (j) A condition is recommended to ensure that the development complies with the recommendations of the submitted Preliminary Site Investigation report, which is considered satisfactory by the Council’s Environmental Health Services team;
- (k) The Council’s Infrastructure Assets team has requested a soil and water management plan, so a condition is recommended;
- (l) The proposed development is not located in a designated wetland or waterway.

E9.6.2 Development of watercourses and wetlands

A1 A wetland must not be altered, modified, filled, drained, piped or channelled.
Complies with A1
 The proposed development is not located in a designated wetland or waterway.

E9.6.3 Discharges to watercourses and wetlands

A1 All stormwater discharge must be:
 (a) connected to the public stormwater system; or
 (b) diverted to an on-site system that contains stormwater within the site.

Complies with A1
 The development will be connected to the existing reticulated stormwater system.

A2.1 No new point source pollution discharging directly into a watercourse or wetland.

Complies with A2.1
 There will be no new point source pollution discharging directly into a watercourse or wetland.

P2 New and existing point source pollution discharges must not unreasonably impact on the water quality of watercourses or wetlands, having regard to:
 (a) the characteristics, volume and flow rates of the discharge;
 (b) the characteristics of the receiving waters;
 (c) the impact on hydrology;
 (d) the opportunities to recycle or reuse the discharge;
 (e) any measures to mitigate impacts;
 (f) best practice environmental management; and
 (g) any emission limit guidelines or protected environmental values or water quality objectives issued by the Board of Environment Protection Authority in accordance with the State Policy for Water Quality Management 1997.

Complies with P2
 The submitted Site Servicing Report states the following:

Given the locality of the development at the base of the River catchment; stormwater detention has not been considered a viable solution to mitigate flood risk within the catchment. A range of early phase site master planning discussions have been undertaken with LCC and it was agreed that connection of the accommodation site to the Victoria Bridge connection provides the most practical solution to efficiently deliver runoff to the river. This

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option is also favourable when considering ongoing maintenance at the site and limits the amount of construction around the River Levee. A site wide master plan is to be developed detailing the overall strategy for dealing with stormwater flows at the Invermay Road site. During detailed design, wet well sizing and pumping rates can be adjusted accordingly as to confirm that the Victoria Bridge system is able to adequately service the increased flow. A full review of the existing pumping equipment at this site will also be undertaken.

The Site Servicing Report was reviewed by the Council’s Infrastructure Assets team, which has no objections in principle and recommends standard permit conditions relating to infrastructure and connections to services.

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

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

Consistent with purpose

The Invermay Site at 2 Invermay Road is listed as a heritage place under Table E13.2.5 Invermay. The application, including the submitted Conservation Management Plan (CMP) 2019 prepared by Paul Davies, was referred to the Council’s Place Making team, which has no objections in principle to the proposal. The application was also referred to the Tasmanian Heritage Council (THC), which issued a notice of No Interest. The proposal complies with the applicable standards of this Code.

E13.5 Use Standards

There are no use standards in this Code.

E13.6 Development Standards

E13.6.1 Demolition

Objective:

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

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

- (a) the physical condition of the local heritage place;
- (b) the extent and rate of deterioration of the building or structure;

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

Complies with P1

The removal of concrete paths and paving complies with P1 for the following reasons:

- (a) The physical condition of the heritage place, will not be adversely impacted by the proposed development;
- (b) No building will suffer from increased deterioration as a result of the development;
- (c) The safety of the heritage place is unlikely to be compromised by the development;
- (d) The streetscape of nearby roads will not be impacted by the development;
- (e) The cultural heritage values of the Inveresk Site will not be adversely impacted by the development;
- (f) The development is needed to facilitate the University's growth plans;
- (g) Options to reduce or mitigate deterioration are not required;
- (h) The removal of the paving and paths is very minor; and
- (i) The proposal is linked to the UTAS's growth plans for the campus, which are expected to have positive economic impacts associated with increased educational and social activity close to the centre of the city.

E13.6.2 Maintenance and repair

Objective:

To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.

Not applicable

No maintenance or repair is proposed.

E13.6.3 Lot size and dimensions and frontage

Objective:

To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.

Not applicable

The application does not propose subdivision.

E13.6.4 Site coverage

Objective:

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

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<p>P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the cultural heritage values of the local heritage place and setting; (c) the site coverage of buildings on sites in the surrounding area; and (d) the pattern of development in the surrounding area.
<p>Complies with P1</p> <p>This complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) The site is flat and can accommodate the increase in site cover without the need for significant excavations or fill; (b) The submitted CMP indicates that the development site has <i>little</i> heritage significance; (c) The proposed increase in site cover represent a relatively overall site cover across the Inveresk Site, and compares favourably with the site cover and layout of other buildings onsite; and (d) The existing pattern of development in the surrounding area will be largely maintained.

E13.6.5 Height and bulk of buildings

<p>Objective:</p> <p>To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; (d) the historic cultural heritage significance of adjacent places; and (e) the streetscape.
<p>Complies with P1</p> <p>The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) As the site is of <i>little</i> heritage value and given the location of the proposed development, the cultural heritage values of the wider Inveresk Site and its setting will not be adversely impacted by the development; (b) The development will help maintain and improve the character and appearance of the Inveresk Site; (c) The proposed maximum building height is 18.1m (AHD), which is generally consistent with existing and recently approved buildings onsite. For example, the maximum building heights for the existing Stone Building is approximately 23m and the recently approved <i>Riawunna</i> Aboriginal Centre will be approximately 24.6m high. The bulk and form of the proposed buildings compare favourably with other buildings in the Inveresk Site; (d) Due to the location of the development, the proposal will not affect the historic cultural heritage significance of other heritage places (ie. outside the Inveresk Site);

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and
 (e) The streetscape of nearby roads will not be impacted by the development.

E13.6.6 Site of buildings and structure

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

P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:
 (a) the cultural heritage values of the local heritage place and setting;
 (b) the topography of the site;
 (c) the size, shape, and orientation of the lot;
 (d) the setbacks of other buildings in the surrounding area;
 (e) the historic cultural heritage significance of adjacent places; and
 (f) the streetscape.

Complies with P1

The proposed development will achieve a front setback of at least 100m from Invermay Road. The other setbacks are considered acceptable and are similar to the setbacks of other building in the Inveresk Site. The applicant intends to realign the boundary of the two lots, which will ensure adequate setbacks in the north-east portion of the development site. The proposal complies with P1 for the following reasons:
 (a) Due to the location of the proposed buildings the setbacks are unlikely to significantly impact the cultural heritage values of the Inveresk Site;
 (b) The site is flat, so the setback will not be impacted by excessive excavations or fill;
 (c) The proposed development will be reasonably well-contained within two large lots;
 (d) Numerous other buildings onsite are located close to lot boundaries;
 (e) The proposal will not affect the historic cultural heritage significance of other heritage places (ie. outside the Inveresk Site); and
 (f) The streetscape of nearby roads will not be impacted by the development.

E13.6.7 Fences

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

Not applicable

The application does not propose new fences.

E13.6.8 Roof form and materials

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

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

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

Complies with P1

The proposal complies with P1 for the following reasons:

- (a) The proposed roof form is relatively flat with grey metal cladding, which will complement existing roof forms in the Inveresk Site;
- (b) Dominated by buildings which feature a range of roof forms including pitched, flat and saw tooth roof forms, and iron is the dominant roofing material on the site;
- (c) The proposed metal cladding in *grey* colour refers to the use of iron on other roofs in the Inveresk Site; and
- (d) The streetscape of nearby roads will not be impacted by the development.

E13.6.9 Wall materials

Objective:

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

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

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

Complies with P1

The proposal complies with P1 for the following reasons:

- (a) The proposed external materials will complement existing building in the Inveresk Site. The proposed plans show that the ground floor walls will be grey brick and glass. Above this level the walls will be comprised of metal cladding (coloured grey) and glass;
- (b) The design of the proposed development reflects the Inveresk Site's industrial nature;
- (c) The dominant wall materials in the Inveresk Site include iron, glass and concrete; and
- (d) The streetscape of nearby roads will not be impacted by the development.

E13.6.10 Outbuildings and structures

Not applicable

No outbuildings are proposed.

E13.6.11 Driveways and parking

Objective:

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

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Not applicable
The application is for residential purposes.

E13.6.12 Tree and vegetation removal

Objective:

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

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

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

Complies with P1

One poplar tree is proposed for removal, to make way for the proposed new access road in to CT174633/1. The CMP 2019 indicates that the poplar trees in this location have 'little' heritage significance. That said, all other poplar trees along the southern boundary of this lot will be retained. The other 10 trees identified for removal, are smaller trees with no heritage value and are to be replaced by the new landscaping proposals. The proposed landscaping is to provide a variety of trees and low plantings. The application has been reviewed by the Council's Place Making team, which has no objections in principle to the proposed tree removal. Given these matters, the proposal complies with P1.

E13.6.13 Signage

Objective:

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

Not applicable

The application does not propose any signage.

E16.0 Invermay/Inveresk Flood Inundation Area Code

E16.1 The purpose of this provision is to:

- (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;
- (b) ensure that new development is sited and designed to minimise the impact of flooding; and
- (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.

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Consistent with purpose
 As the proposal complies with Clause E16.6.1 Use Standards (below), it is consistent with the purposes of the Code. A Flood Assessment and draft Flood Emergency Management Plan was submitted with the application and reviewed by the Flood Authority, which has no objections in principle to these documents. As advised by the Flood Authority, a permit condition is recommended to ensure that the final Flood Emergency Management Plan is submitted for approval.

E16.6.1 Unacceptable uses

<p>Objective: To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.</p>
<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 with A1 The proposed land use is Residential.</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 with A1 The proposed use is Residential associated with and supporting the educational activities within the Inveresk Cultural precinct.</p>
<p>A3 Must not be Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts.</p>
<p>Complies with A1 The proposed use not Community Meeting and Entertainment.</p>

E16.7 Development Standards

E16.7.1 Intensification of residential development

<p>Objective: To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.</p>
<p>A1 Except within the Invermay Residential Precinct, new residential development or extensions of existing residential buildings: (a) must not increase the gross floor area of individual dwellings or total gross floor area by 10% more than that existing or approved on 1 January 2008; (b) must not result in more than 200m² of gross floor area on a single title; or (c) must be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.</p>

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Complies with A1(c)

The application is for residential uses associated with the educational activities within the Inveresk Cultural Precinct.

E16.7.2 Flood Impact

Objective:

To ensure that new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.

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

Complies with A1

All habitable rooms are located above the ground floor.

P2 Buildings not in the Residential use class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:

(a) detail:

- i. the risks to life;
- ii. the likely impact on the use or development; and
- iii. how the use or development will manage the risk to tolerable levels during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and

(b) consider the following:

- i. the likely velocity and depth of flood waters;
- ii. the need to locate electrical equipment and other fittings above the 1% AEP flood level;
- iii. the likely effect of the use or development on flood characteristics;
- iv. the development and incorporation of evacuation plans into emergency management procedures for the precinct; and
- v. the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.

Complies with P2

A Flood Assessment and draft Flood Emergency Management Plan was submitted with the application and reviewed by the Flood Authority, which has no objections in principle to these documents. As advised by the Flood Authority, a permit condition is recommended to ensure that the final Flood Emergency Management Plan is submitted for approval.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Launceston Flood Authority	Conditional consent provided with a recommended condition.
Flood Authority	No objections in principle.
EXTERNAL	
TasWater	Conditional consent provided.
Tas Heritage Council	Notice of No Interest.

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 24 February to 10 March 2021. Four 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 Concern that numerous submitted planning permit applications, relating to land in the Inveresk Site, represent ad hoc and inappropriate development and are impossible to assess.</p>
<p><i>Response 1:</i> <i>The submitted planning permit application is for student accommodation and associated landscaping proposals. Under the planning scheme, the planning authority may only consider matters which are relevant to this particular permit application. These matters are identified under the applicable provisions for this particular application. Some of the relevant matters for this application are interrelated with matters arising from current and previous permit applications. Interrelated matters include potential traffic, parking and site cover impacts. All relevant interrelated matters have been considered in the planning assessment set out above in this report. This helps the planning authority to ensure that applications in the Inveresk Site are assessed in a consistent manner.</i></p>
<p>Issue 2 Concern over the potential impacts on the heritage values of the Inveresk Site and that the applicants indicated that the property is not heritage listed</p>

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

Response 2:

The Invermay Site at 2 Invermay Road is listed as a heritage place under Table E13.2.5 Invermay. The application, including the submitted Conservation Management Plan (CMP 2019) prepared by Paul Davies, was referred to the Council's Place Making team, which has no objections in principle to the proposal. The CMP indicates that the site of the proposed student accommodation development area was historically used as a cycling track and is described in the CMP as the former velodrome site. This former velodrome site has been described by Davies as having little heritage significance.

The Tasmanian Heritage Council (THC) has reviewed the permit application and has issued a Notice of No Interest.

Issue 3

Concern over the proposed removal of trees

Response 3:

One poplar tree is proposed for removal, to make way for the proposed new access road in to CT174633/1. The CMP indicates that the poplar trees in this location have little heritage significance. That said, all other poplar trees along the southern boundary of this lot will be retained. The other 10 trees identified for removal, are smaller trees with no heritage value and are to be replaced by the new landscaping proposals.

Issue 4

Concern that the CMP was not a public process, peer reviewed and has no public endorsement.

Response 4:

The submitted CMP provides supporting information for the permit applications. As there is no provision in the planning scheme requiring supporting information to be formed through a public process, peer reviewed and publicly endorsed, Issue 4 is not a relevant matter and cannot be considered by the planning authority. The Council's Place Making team has no objections in principle to the proposal to the submitted CMP.

Issue 5

Concern that UTAS are not ratepayers and the proposal will not result in added value to the wider community.

Response 5:

There is no requirement under the planning scheme for applicants or developers to be ratepayers. As such, this is not a relevant matter and cannot be considered by the planning authority.

In terms of added value to the wider community, the representation does not identify which type of community value is the subject of concern. However, the proposal is linked to the UTAS's growth for the campus, which is expected to have positive impacts on community values associated with increased educational, social and economic activity close to the centre of the City.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

<p>Issue 6 Concern over potential impacts on the sewer and stormwater systems.</p>
<p><i>Response 6:</i> <i>The proposed development is to connect to existing sewer and stormwater systems. The Council's Infrastructure Assets team reviewed the application and has no objections in principle.</i></p>
<p>Issue 7 Various concerns regarding seismic activity in relation to the requirements of the National Construction Code (NCC).</p>
<p><i>Response 7:</i> <i>The requirements of the NCC are administered under the Building Act 2016 (through the building permit process), not the Land Use Planning and Approvals Act 1993 (ie. not through the planning permit process). Given this, Issue 7 is not a relevant matter for the planning permit application and cannot be considered by the planning authority.</i></p>
<p>Issue 8 Concern that the proposal will increase flood risk in the area, and will result in increased pressure on the State Emergency Services</p>
<p><i>Response 8:</i> <i>The application complies with the applicable provisions of the planning scheme's Clause E16.0 Invermay/Inveresk Flood Inundation Area Code. The application has been reviewed by the Launceston Flood Authority and a standard condition recommended to require submission of a final Flood Emergency Management Plan prior to occupation of the building.</i></p>
<p>Issue 9 Concerns regarding the decision to relocate the Newnham University campus to the Inveresk Site.</p>
<p><i>Response 9:</i> <i>The decision to relocate the Newnham University campus to the Inveresk Site is not proposed as part of this permit application, which means it is not a relevant matter and cannot be considered by the planning authority when determining this application. Only the proposals contained within the current planning application may be considered by the planning authority, under the applicable requirements of the planning scheme.</i></p>
<p>Issue 10 Concerns regarding potential traffic and parking impacts, and that the area that is the subject of this application is used as an overflow car park for major events at the UTAS Stadium and occasional public events.</p>
<p><i>Response 10:</i> <i>As demonstrated in above in this report, the permit application complies with the applicable provisions of the Road and Railway Assets Code and the Parking and Sustainable Transport Code.</i></p>

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

<p>Issue 11 Concern that a subdivision proposal has not been included in the application to ensure the development is contained within one lot, and that the proposed Residential use is not permitted in the zone.</p>
<p><i>Response 11:</i> The application seeks a planning permit for the residential use and development on two lots, CT174633/1 and CT17433/2. Both lots are located in the Particular Purpose Zone - Inveresk Site. The proposed use is classified as Residential in association with educational uses in the Residential and Commercial Precinct, which is a Permitted land use under the zone's Table 35.2. As the application is valid and a planning permit can be issued for development across two lots, there is no requirement to propose a subdivision. That said, in accordance with the applicant's intent and a recommendation from the Council's Infrastructure Assets team, a permit condition is recommended to ensure the proposed development site is wholly contained within a single title</p>
<p>Issue 12 Concerns regarding potential contamination of the site.</p>
<p><i>Response 12:</i> A Preliminary Site Investigation (PSI) report was submitted with the application, which includes a site history prepared by a suitably qualified person and concludes that no potentially contaminated activities have impacted the site. This report was reviewed by the Council's Environmental Health team, which has no objections in principle to the report and recommends permit conditions to ensure the development is carried out in accordance with the recommendations of the PSI report.</p>
<p>Issue 13 Concern that the application is not in the best public interest and will cause a general loss of community amenity.</p>
<p><i>Response 13:</i> The planning assessment in the above sections of this report demonstrates that the proposal complies with the applicable provisions of the planning scheme.</p>
<p>Issue 14 Concern over the application's reference to the proposal aligning with the Urban Design Framework (UDF), which has been developed for the Inveresk precinct to allow the University to deliver the balance of the Northern Transformation Masterplan.</p>
<p><i>Response 14:</i> Under the planning scheme, the Urban Design Framework is not a relevant matter and cannot be considered by the planning authority.</p>
<p>Issue 15 Concern over UTAS' projections for staff and students up to 2032.</p>

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

<p><i>Response 15:</i> The applicants included this information from the Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March 2020, in order to explain the University's parking strategy for the Inveresk Site. This information has been submitted with several recent permit applications, which have been considered and approved by Council, including DA0421/2020, DA0320/2020 and DA0321/2020 (details of which are shown at the top of this report).</p>
<p>Issue 16 Concerns over the location of the Tiger Bus Stop.</p>
<p><i>Response 16:</i> This planning permit application does not affect the location of the Tiger Bus Stop, so this issue is not a relevant matter and cannot be considered by the planning authority.</p>
<p>Issue 17 Concern that increased density in this location and the proposed internal layout Precinct presents an increased risk to public health.</p>
<p><i>Response 17:</i> The Council's Environmental Health team has reviewed the application and has no objections in principle.</p>
<p>Issue 18 Concern that the render drawing on the first page of the proposed plans is deceptive.</p>
<p><i>Response 18:</i> The render drawing is not contained in the list of plans recommended for endorsement.</p>
<p>Issue 19 Concern that this permit application is being assessed by a planning consultant from the company pitt&sherry, due to the application relying on information prepared by pitt&sherry.</p>
<p><i>Response 19:</i> This planning permit application includes the following information:</p> <ul style="list-style-type: none"> • The Flood Emergency Plan 16 December 2020 by pitt&sherry; and • The submitted Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March (ICRTIPA) by Midson Traffic 2020, which refers to previous traffic modelling prepared by pitt&sherry. <p>There is no conflict of interest relating to pitt&sherry's planning consultant assessing this planning permit application for the following reasons: The planning consultant was not involved in preparing any of the pitt&sherry information referred to in the application :</p> <ul style="list-style-type: none"> • the Launceston Flood Authority reviewed the Flood Emergency Plan 16 December 2020, and has no objections in principle to the information contained in the report; and • the submitted ICRTIPA was reviewed by the Council's Infrastructure Assets team, which has no objections in principle to the report. The document was previously considered by Council when approving recent planning permits DA0421/2020,

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(Cont'd)

DA0320/2020 and DA0321/2020 and the pitt&sherry planning consultant was not involved in these approvals.

Issue 20

Concern that a structure shown in the applicant's submitted planning report is referred to a 'ticket shed'.

Response 20:

The structure is shown on the submitted plans and identified as a ticket shed, which is located at the south-east corner of UTAS Stadium. The labelling of the structure on the plans is a relatively insignificant matter. Further, the proposed development will have no significant impacts on the structure.

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 applications 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 applications 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 applications has been assessed using these provisions and as such social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

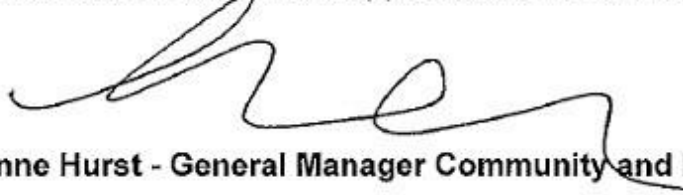
Not considered relevant to this report.

9.2 2 Invermay Road, Invermay - Residential - Student Accommodation and Associated Landscaping Works ...(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 - 2 Invermay Road, Invermay (*electronically distributed*)
 2. Plans to be Endorsed - 2 Invermay Road, Invermay (*electronically distributed*)
 3. Application Documents - 2 Invermay Road, Invermay (*electronically distributed*)
 4. Tasmanian Heritage Council - Notice of No Interest - 2 Invermay Road, Invermay (*electronically distributed*)
 5. Representations - 2 Invermay Road, Invermay (*electronically distributed*)
-

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building**FILE NO:** DA0886/2020**AUTHOR:** Doug Fotheringham (Planning Consultant)**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:	Ireneinc Planning and Urban Design on behalf of the University of Tasmania
Property:	2 Invermay Road, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	21/12/2020
Validity Date:	24/12/2020
Further Information Request:	15/01/2021
Further Information Received:	05/02/2021
Deemed Approval (extension granted):	25/03/2021
Representations:	Four

PREVIOUS COUNCIL CONSIDERATIONS:

Council - 17 October 2019 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Educational and Occasional Care - Construction of a New Building Including Demolition

Council - 3 September 2020 - Agenda Item 9.1 - 2-4 Invermay Road, Invermay - Vehicle Parking -- Extension of Existing Car Park

Council - 12 November 2020 - Agenda Item 9.1 - 2 and 7 Willis Street, 78 and 80 Cimitiere Street, Launceston - Educational and Occasional Care, Vehicle Parking, Passive recreation. Demolition and Subdivision - Construction of Tertiary Education Facility, Associated Works and Consolidation of Three Lots

Council - 12 November 2020 - Agenda Item 9.2 - 2-4 Invermay Road, Invermay - Launceston - Educational and Occasional Care and Demolition - Construction of Tertiary Education Facility, Associated Works Including Infrastructure and Landscaping, Demolition of Building, Removal of Vegetation and Removal of Car Park

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

Council - 28 January 2021 - 9.1 - Agenda Item 2-4 Invermay Road, Invermay - Education and Occasional Care, Alterations and Additions to a Building

DA0883/2020 - Alterations and Extensions to the School of Architecture and Design Building (to facilitate the relocation of the Creative Arts and Media School from the nearby Stone building), approved under delegated powers March 2021

STANDARDS REQUIRING COUNCIL DISCRETION

Standard	Reason
35.3.2 Noise levels P1	Application does not demonstrate compliance with A1
35.4.1 Building height P1	No Acceptable Solution
E2.5.1 Suitability for intended use P1(c)	Preliminary Site Investigation report demonstrates compliance with P1(c)
E4.5.1 Existing road accesses and junctions P3	
E6.5.1 Car parking numbers P1.1	Car parking requirements under Table E6.1 are not met
E6.5.2 Bicycle parking numbers P1	Bicycle parking requirements under Table E6.1 are not met
E6.5.3 Taxi spaces	Application does not demonstrate compliance with A1
E6.5.4 Motorcycle parking	Application does not demonstrate compliance with A1
E6.6.4 Loading bays P2	Submitted information does not demonstrate compliance with A2
E6.6.5 Bicycle facilities P1	Application does not demonstrate compliance with A1
E13.6.1 Demolition	No acceptable solution
E13.6.5 Height and bulk of buildings	No Acceptable Solution
E13.6.8 Roof form and materials	No Acceptable Solution
E13.6.9 Wall materials	No Acceptable Solution
E16.7.2 Flood Impact P3	No Acceptable Solution

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 Education and Occasional Care - Internal refurbishment and alterations to the existing Stone Building at 2 Invermay Road, Invermay subject to the following conditions:

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

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. Site Plan, prepared by x-squared Architects, Drawing No. AR-STO-A10-XX-01, Stone Building, Issue No. 1, 21 December 2020.
 - b. GA Plan - Level 01, prepared by x-squared Architects, Drawing No. AR-STO-B10-01-01, Stone Building, Issue No. 2, 2 February 2021.
 - c. GA Plan Additional Area - Level 01, prepared by x-squared Architects, Drawing No. AR-STO-B10-01-02, Stone Building, Issue No. 2, 2 February 2021.
 - d. GA Plan - Level 02, prepared by x-squared Architects, Drawing No. AR-STO-B10-02-01, Stone Building, Issue No. 2, 2 February 2021.
 - e. GA Plan Additional Area - Level 02, prepared by x-squared Architects, Drawing No. AR-STO-B10-02-02, Stone Building, Issue No. 2, 2 February 2021.
 - f. GA Plan - Level 03, prepared by x-squared Architects, Drawing No. AR-STO-B10-03-01, Stone Building, Issue No. 2, 2 February 2021.
 - g. GA Plan Additional Area - Level 03, prepared by x-squared Architects, Drawing No. AR-STO-B10-03-02, Stone Building, Issue No. 2, 2 February 2021.
 - h. GA Plan - Level 04, prepared by x-squared Architects, Drawing No. AR-STO-B10-04-01, Stone Building, Issue No. 2, 2 February 2021.
 - i. GA Plan Additional Area - Level 04, prepared by x-squared Architects, Drawing No. AR-STO-B10-04-02, Stone Building, Issue No. 2, 2 February 2021.
 - j. GA Plan - Roof, prepared by x-squared Architects, Drawing No. AR-STO-B10-05-01, Stone Building, Issue No. 1, 21/12/2020;
 - k. GA Plan - Level 01 - Existing, prepared by x-squared Architects, Drawing No. AR-STO-B11-01-01, Stone Building, Issue No. 1, 21 December 2020.
 - l. GA Plan - Level 02 - Existing, prepared by x-squared Architects, Drawing No. AR-STO-B11-02-01, Stone Building, Issue No. 1, 21 December 2020.
 - m. GA Plan - Level 03 - Existing, prepared by x-squared Architects, Drawing No. AR-STO-B11-03-01, Stone Building, Issue No. 1, 21 December 2020.
 - n. GA Plan - Level 04 - Existing, prepared by x-squared Architects, Drawing No. AR-STO-B11-04-01, Stone Building, Issue No. 1, 21 December 2020.
 - o. GA Plan - Roof - Existing, prepared by x-squared Architects, Drawing No. AR-STO-B21-01-01, Stone Building, Issue No. 1, 21 December 2020.
 - p. Demolition Plan - Level 01, prepared by x-squared Architects, Drawing No. AR-STO-B21-01-01, Stone Building, Issue No. 1, 21 December 2020.
 - q. Demolition Plan - Level 02, prepared by x-squared Architects, Drawing No. AR-STO-B21-02-01, Stone Building, Issue No. 1, 21/12/2020;
 - r. Demolition Plan - Level 03, prepared by x-squared Architects, Drawing No. AR-STO-B21-03-01, Stone Building, Issue No. 1, 21 December 2020.
 - s. Demolition Plan - Level 04, prepared by x-squared Architects, Drawing No. AR-STO-B21-04-01, Stone Building, Issue No. 1, 21 December 2020.
 - t. Elevation, prepared by x-squared Architects, Drawing No. AR-STO-C10-XX-01, Stone Building, Issue No. 1, 21 December 2020.
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9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

- u. Elevation, prepared by x-squared Architects, Drawing No. AR-STO-C10-XX-02, Stone Building, Issue No. 1, 21 December 2020.
- v. Elevation - Existing, prepared by x-squared Architects, Drawing No. AR-STO-C11-XX-01, Stone Building, Issue No. 1, 21 December 2020.
- w. Elevation - Existing, prepared by x-squared Architects, Drawing No. AR-STO-C11-XX-02, Stone Building, Issue No. 1, 21 December 2020.
- x. Elevation - Demolition, prepared by x-squared Architects, Drawing No. AR-STO-C21-XX-01, Stone Building, Issue No. 1, 21 December 2020.
- y. Elevation - Demolition, prepared by x-squared Architects, Drawing No. AR-STO-C21-XX-02, Stone Building, Issue No. 1, 21 December 2020.
- z. GA Sections, prepared by x-squared Architects, Drawing No. AR-STO-D10-XX-01, Stone Building, Issue No. 2, 22 January 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. FLOOD EMERGENCY MANAGEMENT PLAN

Prior to the occupation of the approved development, a final Flood Emergency Management Plan must be submitted to the Launceston Flood Authority for written approval.

4. HERITAGE

The development must be undertaken in accordance with any conditions included on the Tasmanian Heritage Council's *Notice of Heritage Decision* for THC Works Reference No. 6462, dated 11 March 2021 and attached to the permit.

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00052-LCC and attached to the permit.

6. SCHEDULE OF MATERIALS AND COLOURS

Prior to the commencement of any works, a schedule of external building materials, finishes and colours, must be submitted to Council for written approval by the Manager City Development. Thereafter, the development must be carried out in accordance with the approved schedule of external building materials, finishes and colours.

7. MOTORCYCLE SPACES

Prior to the commencement of any works, details demonstrating the provision of eight (8) new motorcycle parking spaces located on 2 Invermay Road, Invermay, must be submitted to Council for written approval by the Manager City Development. Thereafter, the development must be carried out in accordance with the approved details.

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

8. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager (Infrastructure and Assets Network) for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including public lighting.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

9. 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

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. 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

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

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.

12. PROTECTION OF PIPELINES

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

- a. Footings must be no closer than 1.5m from the outer edge of the pipe,
- b. Footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. There must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. Manholes or inspection openings are not to be covered and must remain accessible at all times.

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

13. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager (Infrastructure and Assets Network).

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. Gravity connection to the existing gravity outfall to the North Esk River.
 - ii. The provision of a suitably sized offline stormwater pumping station to direct flows to the North Esk River designed to operate during high tide events or flooding of the river in accordance with the requirements of the City of Launceston.
 - b. Sewerage
 - i. Connection to the existing private sewage pumping station located adjacent to the proposed building.
 - ii. All necessary upgrades to the existing infrastructure to accommodate additional flows from the development.
 - c. Water supply
 - i. Provision of a metered connection to the existing shared ring main, with all necessary valves and backflow prevention devices.
 - d. Electricity, Communications and Other Utilities
 - i. All necessary upgrades and connections to electricity, communications and other third party utilities installed to the approval of the Responsible Authority.
-

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

1. Construction requirements.
2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities.
3. Construction Audit inspections.
4. Practical completion and after a 12 months defects liability period the Final Inspection and Hand-Over.

14. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with the Council's standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An *as constructed* plan in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure and Assets Network.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and the Council's standards.

15. EASEMENTS

Easements are required over all the Council's and third party services located in private property. The minimum width of any easement must be 3m for the Council's (public) mains. A greater width will be required in line with the LCC document *How close can I build to a Council Service?* where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

16. COMPLETION OF WORKS

All works must be carried out to the Council's standards and to the satisfaction of the General Manager (Infrastructure and Assets Network) and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to the Council's standards will be required prior to issue of the Certificate of Practical Completion.

17. AS CONSTRUCTED PLANS

Upon completion of the works an *as constructed* plan showing any new services installed outside of the building footprint must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

18. CONTAMINATED LAND

The developer must comply with the following measures:

- a. Prior to the commencement of the development, a Soil and Acid Sulfate Management Plan must be submitted to the City of Launceston Council for written approval by the Environmental Health Officer. Once approved, the development must be implemented in accordance with the approved Soil and Acid Sulfate Management Plan.
- b. All excavated soil must be stockpiled and must not be reused onsite without further testing for contaminants and acid sulfate properties.
- c. Fill materials found from the surface and 1m below ground level generally should be stockpiled separate to natural black silty clays. Acid sulfate forming soils are likely to be found in the natural silty clays. In addition, segregation of fill and natural soils may reduce the disposal costs of contaminated soils.
- d. Excavated soil must be stockpiled so that it may be later identified from which of the locations it was taken. This will assist with matching soil for suitability for reuse and also classification of the soil for disposal.
- e. Where soil does not meet the criteria for recreational use it may meet the criteria for use under hardstand such as footpaths.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and (Environmental Protection Authority if relevant) immediately upon discovery.

19. 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.

20. 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.

21. DEMOLITION

The Developer must:

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

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)

How to Safely Remove Asbestos Code of Practice or any subsequent versions of the document.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0886/2020. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

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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.

In accordance with the Council's Policy the assessment of this development application was outsourced to an independent consultant Town Planner as it relates to development in which the Council has a pecuniary interest.

REPORT:

1. THE PROPOSAL

The proposal is for alterations and extension to the existing Stone Building at 2 Invermay Road (CT 17433/2), which is located at the Inveresk Site (sometimes referred to as the Inveresk Precinct) in Invermay. As the current users of the Stone Building, the Creative Arts and Media School, are to be relocated to the Architecture and Design Building, the purpose of this proposal is to refurbish the Stone Building to provide learning facilities to accommodate an additional 258 FTE staff and 425 FTE students.

The proposal is to demolish all internal non-heritage fabric, three chimney stacks and some awnings on the north-west façade and remove ground floor windows and building accesses.

The external changes include the relocation of the main entry to the south-western (front) façade and replacement of various windows and doors. Most of the external walls will remain the same in terms of materials and colours. The proposed plans show that the new elements will use materials and colours to match the existing external walls and features. The overall building height and roof will remain unchanged.

The internal arrangements of the building are to be altered to enable a new layout, which will include various teaching and learning facilities, amenities, labs, business areas and stairwells.

The additional demand for parking associated with the redeveloped Stone Building will be accommodated in the new Roundhouse Car Park, which is currently being constructed in the northern part of the site and will hold 852 car spaces. In this car park, there will be 484 spaces allocated for University of Tasmania (UTAS) staff and students and 368 spaces allocated for public use.

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There are existing accesses in Invermay Road and Forster Street, which will be used primarily by University staff, students and other site users such as the wider public who will continue to frequent the site on an occasional basis. Impacts on the Invermay Road and accesses will be limited by availability of parking in the Main Car Park and impacts on the Forster Street accesses will be limited by the availability of parking in the Roundhouse Car Park.

The building will continue to be served by reticulated water, sewer, stormwater and electricity systems.

In addition to the Stone Building permit application, Council is also considering the following concurrent UTAS permit applications at this (today's) Meeting:

- DA0695/2020 - Education and Occasional Care - Landscaping works, plantings and associated infrastructure including two outbuildings, a steel structure, water tanks; recreational area including playing courts and bleachers; removal of parking spaces and trees; and
- DA0780/2020 - Residential - Student Accommodation and associated landscaping works.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The Inveresk Site is located between Invermay Road, Forster Street, and the North Esk River. The site contains the UTAS Stadium and Inveresk Campus, Queen Victoria Museum and Art Gallery (QVMAG), Invermay Bowls and Community Club, Elizabeth Gardens, the Inveresk Railway Turntable and Roundhouse Launceston Big Picture School and the Roundhouse Pavilion. The site also houses three heritage places listed with the Tasmanian Heritage Register, including the York Park Entrance Gates, the Invermay Park Northern Stand and the Launceston Railway Station complex.

The Stone Building is adjacent and to the north-east of the Main Car Park between the existing QVMAG and Annex Theatre. The nearest residential development is approximately 105m to the south, being the University's student accommodation at the southern edge of the Inveresk Site. The nearest private dwellings are located on the far side of Invermay Road, approximately 190m to the west.

The Stone Building is serviced by internal access ways for pedestrians and vehicles, internal car parks, a loading bay on the western elevation, reticulated sewer, water and electricity.

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3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

35.0 Particular Purpose Zone 4 - Inveresk Site

35.1.1 Zone Purpose Statements

35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.

35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.

35.1.1.3 To locate use and development appropriately within the precincts of the zone.

Consistent with purpose

The proposed use is classified as Education and Occasional Care, which means that the proposal is consistent with the zone's purpose statements.

Local Area Objectives

The area contains 4 local area precincts as shown on Figure 35.1.2 to this zone. The proposal is located in the Cultural and Public Purpose Precinct, the objectives of which are:

1. To ensure re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery.
2. Buildings are to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.

Consistent with objectives

As the proposal is to maintain the existing Education and Occasional Care use and redevelop the existing Stone Building, the proposal is consistent with objectives 1 and 2.

Desired Future Character Statements

There are no desired future character statements

35.3 Use Standards

35.3.1 Hours of operation

Objective:

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

A1 Commercial vehicles must only operate between 6am and 10pm.

Complies with A1

The application states that commercial vehicles will not operate outside of the prescribed hours of 6am to 10pm.

35.3.2 Noise levels

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

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<p>P1 Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the characteristics of the surrounding area.
<p>Complies with P1 Council’s Environmental Health Services have reviewed the application and have no objections in principle to the proposal. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) The proposed redevelopment will maintain the existing educational use with increased numbers of staff and students, which is unlikely to result in a significant increase in noise emissions; (b) Noise emissions from staff and students should be relatively low and no noise generating plant or equipment is proposed; (c) The site is flat; (d) The onsite student accommodation is over 100m away to the south and the nearest offsite residential uses are located over 190m away, so are unlikely to be affected by noise from the proposal; (e) The existing buildings onsite will provide screening, which will help mitigate offsite and onsite noise impacts; and (f) The background noise impacts from Invermay Road, and the significant separation distances between the proposal and offsite development will mitigate potential noise impacts.

35.4 Development Standards

35.4.1 Building height

<p>Objective: To ensure that development on the site is compatible with the character of the local area precinct.</p>
<p>P1 The height of buildings must be compatible with surrounding development, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with the local area objectives; (b) the topography of the site; (c) the height of buildings on the site, adjoining lots and adjacent lots; (d) the bulk and form of existing and proposed buildings; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places.
<p>Complies with P1 A minor reduction in building height is proposed by the removal of the three external chimneys. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) The proposal is consistent with the applicable Local Area Objectives, as

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- demonstrated above in this report;
- (b) The site is flat;
 - (c) The height of the Stone Building's dominant building form (the size, bulk and form of the existing walls and roof) will be maintained, as will its relationship with other nearby buildings;
 - (d) The height of the Stone Building's dominant building form will be maintained, as will its relationship with existing and proposed buildings;
 - (e) When viewed from roads and public places the apparent height of the proposal will be maintained; and
 - (f) There should be no increase in overshadowing.

35.4.2 Location of car parking

Objective: To ensure that car parking is compatible with the character of the local area precinct.
Not applicable The application does not propose new car parking arrangements.

35.4.3 Active ground floors

Objective: To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity
P1 Not applicable No new buildings are proposed, the proposed extension is an alteration that will be part of the existing building
P2 Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: <ul style="list-style-type: none"> (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
Complies with A2 The proposal complies with P2 for the following reasons: <ul style="list-style-type: none"> (a) The proposal will increase glazing on the ground floor facades facing the Inveresk Site's laneways (internal access areas); (b) No security grilles or screens are proposed; (c) No mechanical plant or equipment will be located externally on the façade; (d) As glazing will be increased on the ground floor facades, blank walls will be satisfactorily minimised.

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35.4.4 Lot size and dimensions

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Not applicable

The application does not propose subdivision.

35.4.5 Frontage and access

Objective:

To ensure that lots provide:

(a) appropriate frontage to a road; and

(b) safe appropriate access suitable for the intended use of the new lot.

Not applicable

The application does not propose subdivision.

35.4.6 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Not applicable

The application does not propose subdivision.

35.4.7 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Not applicable

The application does not propose subdivision.

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

Consistent with purpose

The Preliminary Site Investigation report, which was submitted with the application, covers a wider area than the Stone Building site. This report demonstrates compliance with E2.5 P1(c) below.

E2.4 Use or Development exempt from this Code

E2.4.4 Development that does not involve disturbance of more than 1m² of land.

Development is exempt from this Code

The application demonstrates that the development does not involve disturbance of more than 1m² of land. The Council's Environmental Health Services team has reviewed the application and has no objections in principle to the proposal.

The proposed use is not exempt and is considered below.

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E2.5.1 Suitability for intended use

Objective:

To ensure that potentially contaminated land is suitable for the intended use.

P1 Land is suitable for the intended use, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health or the environment that includes:
 - i. an environmental site assessment;
 - ii. any specific remediation and protection measures required to be implemented before any use commences; and
 - iii. a statement that the land is suitable for the intended use.

Complies with P1(c)

The submitted Preliminary Site Investigation (PSI) report demonstrates compliance with P1(c). The report reviews the site's environmental conditions and potential impacts to all site users associated with the proposed Education and Occasional Care land use, and concludes that the site is suitable for its intended use, on condition that certain management measures are met. These measures relate to the management of excavations and development. As development is exempt under Clause E2.4.4 (see above), the recommendations of the PSI are not applicable to the proposed use.

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

As demonstrated below, the proposal complies with the applicable provisions of this Code.

E4.2 Application of this Code: This Code applies to use or development of land:

- (a) that will require a new vehicle crossing, junction or level crossing; or
- (b) that intensifies the use of an existing access; or
- (c) that involves a sensitive use, a building, works or subdivision within 50m of a Utilities zone that is part of:
 - i. a rail network;
 - ii. a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60kp/h.

The Code Applies

As the existing University staff and students will be relocated to the Architecture and Design Building and the redeveloped Stone Building will accommodate the 258 FTE staff and 425 FTE students, the proposal will result in an increase in use of existing accesses across the Inveresk Site.

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E4.5.1 Existing road accesses and junctions

Objective:

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

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

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

Complies with P3

There are existing accesses in Invermay Road and Forster Street, which will be used primarily by University staff, students and other site users such as the wider public who will continue to frequent the site on an occasional basis. Impacts on the Invermay Road and accesses will be limited by availability of parking in the Main Car Park and impacts on the Forster Street accesses will be limited by the availability of parking in the Roundhouse Car Park.

As parking for the Stone building will be accommodated in the new Roundhouse Car Park, the Stone Building application relies on Council's approval of DA0241/2020 for this car park. When approving this permit, Council considered 4,272 traffic movements per day at these accesses, which would be generated by the 852 new parking spaces. As parking demand will be accommodated in the new car park without the need for additional parking spaces or additional traffic movements, relying on the previous assessment contained in DA0241/2020 is acceptable.

The proposal complies with P1 for the following reasons:

- (a) The Stone Building's demand for 176 new car parking spaces in the Roundhouse Car Park will not increase the 4,272 traffic movements considered by Council in DA0241/2020;
- (b) The traffic associated with the use will be generated by the demand for 176 car parking spaces. Deliveries to the Stone Building will likely continue to occur at existing frequencies, which is considered acceptable;
- (c) Invermay Road and Forster Street are public roads maintained by Council and will continue to service the Inveresk Site in the way they do now;
- (d) The impacts on speed limit and traffic flow of the roads will be no more than those impacts considered when Council approved A0241/2020;
- (e) Traffic impacts on all road accesses should be acceptable, there are various pedestrian and cyclist accesses which should be able to cope with the increase in

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staff and student numbers;

(f) The use is needed to accommodate the University's plans for developing the campus;

(g) The abovementioned matters under this clause provide an adequate assessment of traffic impact;

The Council's Infrastructure Assets team has reviewed the permit application and has no objections in principle to the proposal.

E4.6.2 Road accesses and junctions

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

A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.

A1 is not applicable
The application does not propose any new accesses or junctions.

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.

Complies with A2
The site will be served by two existing accesses on Forster Street, which provide separate entry and exit to the Roundhouse Car Park.

E4.6.3 New level crossings

Objective:
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.

Not applicable
The application does not propose a new level crossing.

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

Objective:
To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

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.

Complies with A1
In accordance with the Safe Intersection Sight Distance shown in Table E4.6.4, the accesses on Forster Street achieve a site distance of at least 80m.

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E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent with purpose

As demonstrated below, the proposal complies with the applicable provisions of this code.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

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:

- (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:
 - (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.

9.3 2 Invermay Road, Invermay - Educational and Occasional Care - Internal Refurbishment and Alterations to the Existing Stone Building ...(Cont'd)**Complies with P1.1**Parking supply

Once the Roundhouse Car Park is fully developed it will hold 852 spaces, with 368 spaces allocated for public use and 484 spaces allocated for UTAS staff and students. There will be 159 spaces left in the Main Car Park once 151 spaces are removed for the landscaping proposals contained in DA0695/2020). Ten spaces are proposed for the new student accommodation buildings, and a further 40 existing spaces are associated with the existing student accommodation.

Total parking supply in the Inveresk Site is 1,061 spaces.

(Note: the 1,061 spaces does not include the Willis Street Car Park, which does provide UTAS with additional parking but was not included in the permit application, ie. this property was not identified on the permit application form so cannot be considered).

Actual Parking Demand

Prior to intensification of the Inveresk Site, actual parking demand is based on the occupancy rates from Table 10 of the Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment (ICRTIPA), with the exclusion of Willis Street car park because this property is not included in the permit application. Existing demand also includes 40 existing spaces for the existing student accommodation building in the Inveresk Site.

Existing Parking Demand (prior to recent planning permits and applications) is 399 spaces.

Emerging Parking Demand

The ICRTIPA recommends the following parking demand rates:

- One car parking space per two FTE staff; and
- One car parking space per nine FTE students.

When Council approved all recent permit applications at the Inveresk Site, these parking demand rates were considered satisfactory for the purposes of assessing parking impacts.

The following details summarise the emerging parking demand:

DA0315/2019 new library - 32 spaces

DA0241/2020 Roundhouse Car Park - 0 spaces (under the planning scheme, the car parking use does not generate parking demand)

DA0320/2020 new teaching building - 20 spaces

DA0321/2020 new teaching building - 130 spaces

DA0616/2020 Change of Use - 0 spaces (no increase in staff or students)

DA0695/2020 Urban Realm - 0 spaces (no increase in staff or students and no increase in public demand)

DA0883/2020 Redeveloped Building - 0 spaces (relocated staff and students, so no increase in demand)

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DA0886/2020 Stone Building -176 spaces

D0780/2020 Student Accommodation - 0 spaces (residents are students, so demand is calculated in DAs for other buildings, ie. teaching facilities)

Emerging Parking Demand is 358 spaces.

Total Parking Demand

Total parking demand for parking at the Inveresk Site is the existing demand plus emerging demand.

Total Parking Demand is 757 spaces.

Summary

If the Stone Building permit application is approved, the total demand for parking in the Inveresk Site will be 757 spaces, and the supply is 1,061 spaces. This there would be an oversupply of 304 parking spaces. Given this, potential parking impacts arising from the Stone Building development are considered acceptable.

The proposal complies with P1.1. for the following reasons:

- (a) The availability of off-road public car parking spaces across the Inveresk Site are within walking distance of the Stone Building;
- (b) Due to the existing building’s location, the proposal will not compromise the multiple users of the Inveresk Site’s ability to share onsite car parking arrangements;
- (c) Metro and the Tiger Bus operate public transport services to the area within reasonable walking distance of the site;
- (d) The development will not result in site constraints that restrict the use of existing parking arrangements;
- (e) The proposal does not propose or require on-road parking;
- (f) Prior to recent development the actual parking demand at the Inveresk Site is 399 spaces. Based on the ICRTIPA’s parking demand rates, the current and recently approved DAs will result in an increased demand of 358 spaces (including 176 for the Stone Building). This will result in an oversupply of 304 parking spaces in the Inveresk Site.
- (g) The recommendations of the ICRTIPA have been considered above.

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 with A2

There are seven accessible spaces currently provided in the Main Car Park. Following development of the Urban Realm works (DA0695/2020), these spaces are to be relocated to the remaining portion of the Main Car Park. As the current Main Car Park contains 310 spaces, there is currently an excess of three accessible parking spaces. One accessible space is required for every new 100 car parking spaces. As the redeveloped Stone Building will generate a demand of 176 spaces, this means that two accessible spaces are required, and can be accommodated in the three excess spaces.

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E6.5.2 Bicycle parking numbers

<p>Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</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 with P1 The proposal relies on the ICRTIPA’s recommended rate of one bicycle space per 10 FTE staff and students combined. This generates a demand of 68 new bicycle parking spaces. There are 192 existing and proposed bicycle spaces on campus to date, 75 are located within 50m of the Stone Building. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) As there are 192 existing spaces on the Inveresk Site, and staff and students are likely to come and go at different times, it is likely that the demand for bicycle parking will be satisfactorily met; (b) All existing bicycle parking spaces are within walking distance of the Stone Building; and (c) The planned parking facilities (with showers) for the redeveloped Architecture and Design Building could be used for all UTAS staff and students.

E6.5.3 Taxi spaces

<p>Objective: To ensure that access for taxis is provided to meet the needs of the use.</p>
<p>P1 Taxi 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 taxi spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.
<p>Complies with P1 No taxi spaces are proposed by the application and there are no existing taxi spaces in the Inveresk Site. Taxi pick-up drop-off currently occurs in an informal manner without complaint. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) It is likely that taxi use by staff and students will be occasional and can continue to operate in an informal way without complaint; (b) There are taxi spaces in the locale; and (c) The proposed development will not affect any existing taxi parking spaces in the area.

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E6.5.4 Motorcycle parking

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (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.
Complies with P1 No motorcycle spaces are proposed by the application and there are no existing motorcycle spaces in the Inveresk Site. The permit application relies on the provision of four spaces in the public car parking in Willis Street and a potential eight new motorcycle parking spaces within 50m of the Stone Building. This does not demonstrate compliance with P1. In order to ensure compliance with P1, a permit condition is recommended to require the submission of further details demonstrating eight new motorcycle spaces for written approval by the Council's Manager City Development.

E6.5.5 Loading bays

Objective: To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.
A1 A loading bay must be provided for uses with a gross floor area greater than 1,000m ² in a single occupancy.
Not applicable The application indicates that loading bays are not required for the proposed development, due to the nature of the use and the expectation that deliveries will be accommodated elsewhere on the campus.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Not applicable No new parking areas are proposed.

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
Not applicable No new parking areas are proposed.

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E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Not applicable

No new parking areas are proposed.

E6.6.4 Loading bays

Objective:

To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

P1 Loading bays must have area and dimensions suitable for the use, having regard to:

- (a) the types of vehicles likely to use the site;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site; and
- (e) the location of the site and nature of traffic.

Not applicable

No new loading bays are proposed.

P2 Access for vehicles commercial vehicles to and from the site must be safe, having regard to:

- (a) the types of vehicles associated with the use;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site;
- (e) the location of the site and nature of traffic;
- (f) the effectiveness or efficiency of the surrounding road network; and
- (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.

Complies with P2

No works are being proposed that would constrain the existing loading bays in the Inveresk Site.

E6.6.5 Bicycle facilities

Objective:

To ensure that cyclists are provided with adequate facilities.

P1 Shower and change room facilities must be provided at adequate level to cater for the reasonable needs of cyclists, having regard to:

- (a) the location of the proposed use;
- (b) the existing network of cycle paths and bicycle lanes and other means of access to the site for cyclists;
- (c) the nature of the proposed use;

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- (d) the number of employees;
- (e) the users of the site and the likelihood of travel by bicycle;
- (f) whether there are facilities on the site for other reasons that could be used by cyclists; and
- (g) the opportunity for sharing bicycle facilities on nearby sites.

Complies with P1

No bicycle facilities are proposed. The proposal complies with P1 for the because no additional bicycle spaces are proposed for the existing Stone Building and University staff and students are expected to utilise existing and proposed bicycle facilities in other buildings around the campus, eg. in the redeveloped Architecture and Design Building (permit issued for DA0883/2020).

E6.6.6 Bicycle parking and storage facilities

Objective:

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Bicycle parking and storage facilities must be provided in a safe, secure and convenient location, having regard to:

- (a) the accessibility to the site;
- (b) the characteristics of the site;
- (c) the nature of the proposed use;
- (d) the number of employees;
- (e) the users of the site and the likelihood of travel by bicycle;
- (f) the location and visibility of proposed parking storage facilities for bicycles;
- (g) the nature of the bicycle parking and storage facilities;
- (h) whether there are other parking and storage facilities on the site; and
- (i) the opportunity for sharing bicycle parking and storage facilities on nearby sites.

Not applicable

No bicycle parking is proposed.

E9.0 Water Quality Code

E9.1 The purpose of this provision is to:

- (a) manage adverse impacts on wetlands and watercourses.

Not applicable

No change to the existing reticulated stormwater drainage arrangements is proposed. The Council's Infrastructure Assets team reviewed the application and has no objections in principle.

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed

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<p>historic cultural heritage significance; and (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.</p>
<p>Consistent with purpose The Invermay Site at 2 Invermay Road, Invermay is a listed as a heritage place under Table E13.2.5 Invermay. The application with its associated Heritage Impact Assessment (HIA) was referred to the Council’s Place Making team and the Tasmanian Heritage Council (THC), with no objections received. A standard Heritage condition is recommended to ensure the development is carried out in accordance with the THC’s recommendations, which relate to:</p> <ul style="list-style-type: none"> • Submission of further details of internal works to minimise physical impact on the historic fabric of the place; and • Submission of further details to ensure connection of new utilities have an acceptably low impact on the place’s historic cultural heritage values. <p>As some of the proposed new external materials and finishes do not have designated colours in listed in the proposed plans, a standard permit condition is recommended, which requires submission and approval of a schedule of external materials, colours and finishes.</p>

E13.5 Use Standards

There are no use standards in this Code.

E13.6 Development Standards

E13.6.1 Demolition

<p>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.</p>
<p>P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; (d) the streetscape or setting in which the building or structure is located; (e) the cultural heritage values of the local heritage place; (f) the need for the development; (g) any options to reduce or mitigate deterioration; (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and (j) any overriding economic considerations

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Complies with P1
 The proposal complies with P1 for the following reasons:

- (a) Due to the minor nature of the proposed external alterations, the physical condition of the heritage place will not be adversely impacted by the proposed development;
- (b) The Stone Building will not suffer from increased deterioration as a result of the development;
- (c) The safety of the Stone Building is unlikely to be compromised by the development;
- (d) The streetscape of nearby roads will not be impacted by the development;
- (e) The submitted HIA indicates that the cultural heritage values of the Inveresk Site will not be adversely impacted by the development;
- (f) The development is needed to facilitate the University's growth plans for the campus;
- (g) The submitted HIA indicates that options to reduce or mitigate deterioration are not required;
- (h) The proposed demolition will result in the positive redevelopment of the Stone Building; and
- (i) The proposal is linked to the University's growth plans for the campus, which are expected to have positive economic impacts associated with increased educational and social activity close to the centre of the city.

E13.6.2 Maintenance and repair

Objective:
 To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to and not detract from the historic cultural heritage significance of local heritage places.

A1 New materials and finishes match or are similar to the materials and finishes that are being replaced.

Complies with A1
 The submitted HIA indicates that repairs and restorations will be done in a like for like manner. A standard Heritage condition is recommended to ensure the THC's recommendations are complied with.

E13.6.3 Lot size and dimensions and frontage

Objective:
 To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.

Not applicable
 The application does not propose subdivision.

E13.6.4 Site coverage

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

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<p>P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the cultural heritage values of the local heritage place and setting; (c) the site coverage of buildings on sites in the surrounding area; and (d) the pattern of development in the surrounding area.
<p>Not applicable There are no proposals to extend or increase the footprint of the building.</p>

E13.6.5 Height and bulk of buildings

<p>Objective: To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; (d) the historic cultural heritage significance of adjacent places; and (e) the streetscape.
<p>Complies with P1 A minor reduction in building height is proposed by the removal of the three external chimneys. The proposal complies with P1 for the following reasons:</p> <ul style="list-style-type: none"> (a) The submitted HIA indicates that the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development; (b) The development will maintain and improve the character and appearance of the existing Stone Building and the wider Inveresk Site; (c) The height of the Stone Building's dominant building form (the size, bulk and form of the existing walls and roof) will be maintained, as will its relationship with other nearby buildings; (d) Due to the Stone Building's location, the proposal will not affect the historic cultural heritage significance of other heritage places (ie. outside the Inveresk Site); and (e) The streetscape of nearby roads will not be impacted by the development.

E13.6.6 Site of buildings and structure

<p>Objective: To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the topography of the site; (c) the size, shape, and orientation of the lot;

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- (d) the setbacks of other buildings in the surrounding area;
- (e) the historic cultural heritage significance of adjacent places; and
- (f) the streetscape.

Not applicable

The proposed development will not change existing setbacks.

E13.6.7 Fences

Objective:

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

Not applicable

The application does not propose new fences.

E13.6.8 Roof form and materials

Objective:

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

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

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

Complies with P1

The proposal complies with P1 for the following reasons:

- (a) the submitted HIA indicates that the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development;
- (b) The existing roof form will be maintained;
- (c) The existing roof materials will be maintained; and
- (d) The streetscape of nearby roads will not be impacted by the development.

E13.6.9 Wall materials

Objective:

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

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

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

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Complies with P1

The proposal complies with P1 for the following reasons:

- (a) The submitted HIA indicates that the cultural heritage values of the Inveresk Site and its setting will not be adversely impacted by the development;
- (b) The proposed plans indicate that the external materials, period of construction and design will be similar to and match the existing design. The submitted HIA indicates that the proposed finishes make reference to the industrial nature of the site, which is considered adequate;
- (c) The dominant wall materials are the existing materials which will be maintained.
- (d) The new materials are to match the existing materials - a permit condition is recommended to ensure a full schedule of external colours, materials and finishes is submitted to Council for approval;
- (e) The streetscape of nearby roads will not be impacted by the development.

E13.6.10 Outbuildings and structures

Not applicable

No outbuildings are proposed.

E13.6.11 Driveways and parking

Objective:

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

Not applicable

The application does not propose any driveways or parking areas.

E13.6.12 Tree and vegetation removal

Objective:

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

Not applicable

The application does not propose any tree or vegetation removal.

E13.6.13 Signage

Objective:

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

Not applicable

The application does not propose any signage.

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E16.0 Invermay/Inveresk Flood Inundation Area Code

E16.1 The purpose of this provision is to:

- (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;
- (b) ensure that new development is sited and designed to minimise the impact of flooding; and
- (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.

Consistent with purpose

As the proposal complies with Clause E16.6.1 Use Standards (below), it is consistent with the purposes set out in Clause E16.1.

E16.6.1 Unacceptable uses

Objective:

To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

A1 Must not be:

- (a) Education and occasional care, except in the Inveresk Cultural precinct;
- (b) Emergency services; or
- (c) Hospital services.

Complies with A1

The proposed land use is Education and Occasional Care, within the Inveresk Cultural precinct.

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.

Complies with A1

The proposed use is not Residential.

A3 Must not be Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts.

Complies with A1

The proposed use is not Community Meeting and Entertainment.

E16.7 Development Standards

E16.7.1 Intensification of residential development

Objective:

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.

Not applicable

The application does not propose residential development or subdivision.

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E16.7.2 Flood Impact

Objective:

To ensure that new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.

Not applicable

A1/P1 and A2/P2 of E167.2 are not applicable because these clauses only apply to residential use classes.

P3 Buildings not in the Residential use class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:

- (a) detail:
 - i. the risks to life;
 - ii. the likely impact on the use or development; and
 - iii. how the use or development will manage the risk to tolerable levels during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and
- (b) consider the following:
 - i. the likely velocity and depth of flood waters;
 - ii. the need to locate electrical equipment and other fittings above the 1% AEP flood level;
 - iii. the likely effect of the use or development on flood characteristics;
 - iv. the development and incorporation of evacuation plans into emergency management procedures for the precinct; and
 - v. the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.

Complies with P3

A Flood Assessment and draft Flood Emergency Management Plan was submitted with the application and reviewed by the Flood Authority, which has no objections in principle to these documents. As advised by the Flood Authority, a permit condition is recommended to ensure that the final Flood Emergency Management Plan is submitted for approval.

4. REFERRALS

REFERRAL	COMMENTS
	INTERNAL
Infrastructure Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Placemaking	Conditional consent provided with recommended condition.

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REFERRAL	COMMENTS
Launceston Flood Authority	No objections in principle.
EXTERNAL	
TasWater	Conditional consent provided.
Tas Heritage Council	Conditional consent provided with recommended conditions in relation to internal works and connection of new utilities.

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 13 February to 1 March 2021. Four 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 Concern that multiple submitted planning permit applications, relating to land in the Inveresk Site have been submitted at the same time and are impossible to assess.</p>
<p><i>Response 1:</i> <i>The submitted planning permit application is for the redevelopment of the Stone Building. Under the planning scheme, the planning authority may only consider matters, which are relevant to this particular permit application. These matters are identified under the applicable provisions for this particular application. Some of the relevant matters for this application are interrelated with matters arising from current and previous permit applications. Interrelated matters include potential traffic, parking and site cover impacts. All relevant interrelated matters have been considered in the planning assessment set out above in this report. This helps the planning authority to ensure that applications in the Inveresk Site are assessed in a consistent manner.</i></p>
<p>Issue 2 Concern that the proposal will increase flood risk in the area.</p>
<p><i>Response 2:</i> <i>The application complies with the applicable provisions of the planning scheme's Clause E16.0 Invermay/Inveresk Flood Inundation Area Code. The application has been reviewed by the Launceston Flood Authority and a standard condition recommended to require submission of a final Flood Emergency Management Plan prior to occupation of the building.</i></p>

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<p>Issue 3 Concerns regarding the decision to relocate the Newnham University campus to the Inveresk Site.</p>
<p><i>Response 3:</i> <i>The decision to relocate the Newnham University campus to the Inveresk Site is not proposed as part of this permit application, which means it is not a relevant matter and cannot be considered by the planning authority when determining this application. Only the proposals contained within the current planning application may be considered by the planning authority, under the applicable requirements of the planning scheme.</i></p>
<p>Issue 4 Concerns regarding potential traffic and parking impacts.</p>
<p><i>Response 4:</i> <i>As demonstrated in above in this report, the permit application complies with the applicable provisions of the Road and Railway Assets Code and the Parking and Sustainable Transport Code.</i></p>
<p>Issue 5 Concern that the application is not in the best public interest and will cause a general loss of community amenity.</p>
<p><i>Response 5:</i> <i>The planning assessment in the above sections of this report demonstrates that the proposal complies with the applicable provisions of the planning scheme.</i></p>
<p>Issue 6 The area that is the subject of this application is principally a public carpark, and Landscaped forecourt areas to the School of Architecture, School of Creative Arts and Queen Victoria Museum.</p>
<p><i>Response 6:</i> <i>This statement is incorrect. The area subject to this application is the existing Stone Building and associated access and parking areas.</i></p>
<p>Issue 7 Concern over the application's reference to the proposal aligning with the Urban Design Framework (UDF), which has been developed for the Inveresk precinct to allow the University to deliver the balance of the Northern Transformation Masterplan.</p>
<p><i>Issue 7:</i> <i>Under the planning scheme, the Urban Design Framework is not a relevant matter and cannot be considered by the planning authority.</i></p>
<p>Issue 8 Concern that the Inveresk Precinct Conservation Management Plan August 2019 (CMP) was not a public process, peer reviewed and has no public endorsement.</p>

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<p><i>Issue 8:</i> <i>The Stone Building planning permit application does not rely on the CMP but does rely in the submitted Heritage Impact Assessment (HIA), which helps the application demonstrate compliance with the Local Historic Cultural Heritage Code. The HIA has been reviewed by the Council's Place Making team and the Tasmanian Heritage Council with no objections received.</i></p>
<p>Issue 9 Concern over UTAS' projections for staff and students up to 2032.</p>
<p><i>Response 9:</i> <i>The applicants included this information from the Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March 2020, in order to explain the University's parking strategy for the Inveresk Site. This information has been submitted with several recent permit applications, which have been considered and approved by Council, including DA0421/2020, DA0320/2020 and DA0321/2020 (details of which are shown at the top of this report).</i></p>
<p>Issue 10 Concerns over the location of the Tiger Bus Stop.</p>
<p><i>Response 10:</i> <i>The Stone Building permit application does not affect the location of the Tiger Bus Stop, so is not a relevant matter and cannot be considered by Council.</i></p>
<p>Issue 11 Concern regarding the boundaries of the site and governance of the land.</p>
<p><i>Response 11:</i> <i>As the Stone Building permit application does not propose boundary changes and the applicable provisions of the planning scheme do not require consideration of details regarding governance of the land, these are not relevant matters and cannot be considered by the Council.</i></p>
<p>Issue 12 Assertion that the proposal should not be approved, and that the significant investment previously made to set up the School of Art in the Stone Building should be retained and not demolished and wasted.</p>
<p><i>Response 12:</i> <i>The planning assessment presented above in this report indicates that the Stone Building permit application complies with the applicable provisions of the planning scheme, and is recommended for approval.</i></p>
<p>Issue 13 The previous loss of the important Rotary Rock Feature in the area should be reinstated.</p>
<p><i>Response 13:</i> <i>There are no provisions under the planning scheme that require the reinstatement of the Rotary Rock Feature.</i></p>

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<p>Issue 14 Concern that this permit application is being assessed by a planning consultant from the company pitt&sherry, due to the application relying on information prepared by pitt&sherry.</p>
<p><i>Response 14:</i> <i>This planning permit application includes the following information:</i></p> <ul style="list-style-type: none"> • <i>The Stone Building Flood Assessment January 2021 prepared by pitt&sherry; and</i> • <i>The submitted Inveresk Campus Redevelopment - Traffic Impact and Parking Assessment March (ICRTIPA) by Midson Traffic 2020, which refers to previous traffic modelling prepared by pitt&sherry.</i> <p><i>There is no conflict of interest relating to pitt&sherry's planning consultant assessing this permit application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The planning consultant was not involved in preparing any of the pitt&sherry information referred to in the application;</i> • <i>The Launceston Flood Authority reviewed the Stone Building Flood Assessment January 2021, and has no objections in principle to the information contained in the report; and</i> • <i>The submitted ICRTIPA was reviewed by Council's Infrastructure Assets team, which has no objections in principle to the report. The document was previously considered by Council when approving recent planning permits DA0421/2020, DA0320/2020 and DA0321/2020, and the pitt&sherry planning consultant was not involved in these approvals.</i>
<p>Issue 15 Concern over potential impacts on the sewer and stormwater systems.</p>
<p><i>Response 15:</i> <i>The application relies the Stone Building maintaining connection to the existing sewer and stormwater systems. The Council's Infrastructure Assets team reviewed the application and has no objections in principle.</i></p>
<p>Issue 16 Concern that UTAS is not a ratepayer.</p>
<p><i>Response 16:</i> <i>With regard to the Stone Building permit application, this is not a relevant matter under the planning scheme and cannot be considered by the planning authority.</i></p>
<p>Issue 17 Concern that increased density of staff and students at the Inveresk Precinct presents an increased risk to public health, with specific reference to COVID-19.</p>
<p><i>Response 17:</i> <i>As the planning scheme does not contain provisions relating to COVID-19, this is not a relevant matter and cannot be considered by the planning authority. Further, the Council's Environmental Health team has reviewed the application and has no objections in principle to the proposal.</i></p>

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6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

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DISCLOSURE OF INTERESTS:

The planning consultant 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 - 2 Invermay Road, Invermay (*electronically distributed*)
 2. Plans to be Endorsed - 2 Invermay Road, Invermay (*electronically distributed*)
 3. Application Documents - 2 Invermay Road, Invermay (*electronically distributed*)
 4. Tasmanian Heritage Council - Notice of No Interest - 2 Invermay Road, Invermay (*electronically distributed*)
 5. Representations - 2 Invermay Road, Invermay (*electronically distributed*)
-

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective)**FILE NO:** DA0016/2021**AUTHOR:** Eric Smith (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:	JMG Consultants
Property:	152 Bathurst Street, Launceston
Zoning:	Commercial
Receipt Date:	14/01/2021
Validity Date:	12/02/2021
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	26/03/2021
Representations:	Three

STANDARDS REQUIRING COUNCIL DISCRETION

23.3.2 Emissions impacting sensitive uses
23.3.3 Retail impact
E6.5.1 Car parking numbers

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 Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) at 152 Bathurst Street, Launceston, subject to the following conditions:

1. ENDORSED DOCUMENTS

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

- a. Planning Report - by JMG for Abwoon Properties Pty Ltd - Change of Use - 152 Bathurst Street, Launceston dated January 2021.
-

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

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. CAR PARKING

At least one car parking space must be provided on the subject land to service the approved use.

4. 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.

5. AMENITY

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0016/2021. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

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. Sale of Food and Beverages

If food and/or beverages are to be sold to visitors, including with an inclusive charge for food and accommodation, the Food Act 2003 will apply and the operator must notify the Council prior to operating the food business.

REPORT:

1. THE PROPOSAL

The proposal is for retrospective change of use to Business and Professional Services - Consulting Rooms (Massage) and flexible use as Visitor Accommodation. The application has resulted in response to an enforcement notice issued by the Council after a complaint from a member of the public.

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

The ground floor, accessed from Bathurst Street, consists of a small bedroom, a massage room, bathroom and lounge. The lower floor contains a second bathroom, kitchen with laundry facilities, a large massage room in three sections and access to the rear courtyard, uncovered parking spaces and the rear lane.

The two massage rooms are available for hire on a daily basis by independent contractors to offer massage services. The service is usually offered between the hours of 10am - 10pm and the applicant reports that usually 6 - 12 clients per day will visit the site, usually for an hour each (although appointments can be as brief as 15 minutes and as long as two hours) with at least 15 minutes between clients.

On occasion the contractors commute some distance and the visitor accommodation element will allow staff to stay overnight. There is no suggestion this will be available to the general public. However, if approved the permit will enable the owner to offer the building to the public as visitor accommodation in the future.

The application does not include any internal or external works to the building.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	152 Bathurst Street, Launceston
Zone	23.0 Commercial
Size	151m ²
Access	Stepped pedestrian access from the street, garage via rear lane
Shape	Rectangle
Slope	Downhill slope from the street such that the two storey building appears as a single storey from the front
Existing Structures/Vegetation	Existing heritage listed terrace house with no significant vegetation
Connection to Services	Fully serviced urban lot
Surrounding Land	Site is one of a terrace of heritage listed houses on a major road corridor. Generally 23.0 Commercial along the road except for 24.0 Light Industrial immediately to the west and south of the site. Beyond the highway (A1) frontage the character reflects the 11.0 Inner Residential Zone
Overlays	Proposed Heritage Precinct - Lower Balfour

- 9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

23.0 Commercial Zone

<p>23.1.1 Zone Purpose Statements</p> <p>23.1.1.1 To provide for large floor area retailing and service industries.</p> <p>23.1.1.2 To provide for other large area uses, such as car yards, bulky goods sales, warehouse and showrooms in the areas of high traffic volume and high passing visibility.</p> <p>23.1.1.3 To ensure uses support and do not threaten the established activity centre hierarchy.</p>
<p>Consistent</p> <p>This reuse of an existing building does not conflict with large floor area retail and services in the vicinity, nor threaten the activity centre hierarchy.</p>

23.3 Use Standards

23.3.2 Emissions impacting sensitive uses

<p>Objective:</p> <p>To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.</p>
<p>Consistent</p> <p>The use is not detrimental to the amenity of sensitive uses nearby.</p>
<p>A1 Uses must be set back from the site of a sensitive use a distance of no less than 100m.</p>
<p>Relies on Performance Criteria</p> <p>Site is within 100m of 11.0 Inner Residential Zone, and historic non-conforming sensitive uses within the 23.0 Commercial Zone.</p>
<p>P1 The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use; (b) the characteristics of the emissions; (c) the proximity and number of sensitive uses in the area; (d) the topography of the site; (e) background levels; (f) any mitigation measures proposed; and (g) the character of the surrounding area.
<p>Complies</p> <p>Massage does not involve noxious emissions of noise or smell that would impact on neighbours. The application is seeking retrospective approval and the lack of complaints in the past suggests the business is capable of operating without detriment to neighbours.</p>

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

Given the site's location alongside busy Bathurst Street with high background road noise and light industrial and commercial uses within the 100m radius imposed by the Acceptable Solution, the use is considered suitable.

23.3.3 Retail impact

<p>Objective: To ensure that the impact of retail and business use and development is appropriate.</p>
<p>Consistent The economic impact is appropriate for the zone and character of the area.</p>
<p>A1 If for a no permit required or permitted use class.</p>
<p>Relies on Performance Criteria The use is discretionary and therefore relies on Performance Criteria.</p>
<p>P1 Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and intensity of the use; (b) the products and services sold; (c) the proximity to the Central Business zone or the activity centres of Mowbray and Kings Meadows; and (d) the proximity to a major road and public transport system that links activity centres.
<p>Complies The existing use as Business and Professional Services - Consulting Rooms (Massage) will not detract from the viability of the Central Business Zone or other activity centres. Provision of visitor accommodation along a major road and within walking distance of the public transport system is suitable and supports economic activity.</p>

23.4 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 Parking provision is appropriate.</p>

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

Consistent

Car parking is sufficient for the purpose.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

Relies on Performance Criteria

Table E6.1 requires one space for Visitor Accommodation.

Table E6.1 requires eight spaces for two consulting rooms in the Business and Professional Services - Consulting Rooms sub-use class.

These uses will not operate concurrently.

Only two spaces have been provided.

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:

- (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:
 - (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

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

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:

- (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

P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

Complies
 Because the two uses will not operate concurrently, and provision is suitable for Visitor Accommodation, only the Consulting Rooms sub use class is assessed.

Two spots have been provided and these will be used by staff. The lack of additional provision is considered acceptable for the following reasons:

P1.1(c) public transport is available within a reasonable walking distance;
 P1.1(d) the existing heritage listed building makes provision of more parking impossible;
 P1.1(e) although within the hospital precinct, there is suitable on-street parking (2 hours) on Bathurst Street and Twining Street, as well as uncontrolled parking along Frankland Street, and other opportunities elsewhere in the vicinity;
 P1.1(f) the use - with minimal support staff, long appointment times and client buffering periods to clean and re-set the space, means there is a low likelihood of a busy waiting room, spreading parking demand over time. The applicant has indicated most days 6-12 clients would attend the site, and never more than two at once, which is considered negligible in terms of parking requirement.

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

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

Consistent
 The use is suitable adaptive reuse of this heritage building.

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

E13.6 Development Standards

E13.6.2 Maintenance and repair

<p>Objective: To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.</p>
<p>Consistent Continued occupation will support ongoing maintenance in accordance with the site's heritage significance.</p>
<p>A1 New materials and finishes match or are similar to the materials and finishes that are being replaced.</p>
<p>Complies No internal alterations will occur without State Heritage works approval, if required.</p>

E13.6.11 Driveways and parking

<p>Objective: To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.</p>
<p>Consistent No changes proposed.</p>
<p>A1 Car parking areas for non-residential purposes must be located behind the primary buildings on the site.</p>
<p>Complies Parking is accessed from a rear lane.</p>

4. REFERRALS

REFERRAL	COMMENTS
	INTERNAL
Infrastructure and Assets	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

REFERRAL	COMMENTS
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

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 20 February to 8 March 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 - Choice of Use Class</p> <p><i>Response 1:</i> <i>The application form proposes, in addition to Visitor Accommodation, the use of business and professional services specifically massage therapy. This objection relies on the fact that sub use class Consulting Rooms is defined in the Scheme as being for registered practitioners, which the self-employed contractors who hire rooms at Studio 152 are not.</i> <i>Clause 8.2.4 of the Scheme makes clear that if the use does not readily fit any use class, it must be categorised as the most similar. All options were considered, but ultimately it was concluded that the services offered (in private rooms by appointment only) are better aligned with Consulting Rooms sub use class than, say, General Retail and Hire - beauty salon, which would typically be in open view of the street and allow walk-in customers.</i> <i>The classification of the Visitor Accommodation use was not raised as a concern.</i></p>
<p>Issue 2 - Business not as described</p> <p><i>Response 2:</i> <i>A question was raised about the nature of the services offered in the business, suggesting that full service sex work is taking place. In fact, sex work is prohibited by the owner of the site as a condition of room hire. The police are aware of the site and have not taken any action, supporting the conclusion that no illegal activity has taken place. The Council's role is limited to assessment of an application against the Planning Scheme.</i></p>

9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)

Issue 3 - Public Safety

<i>Response 3:</i>

<i>A question has been raised about the safety of women in the vicinity. Restrictions during early stages of the pandemic notwithstanding, the business has been operating over a year without complaint.</i>

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:

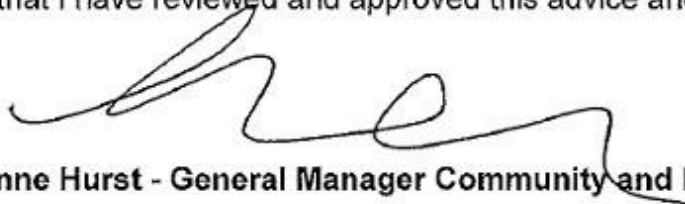
Not considered relevant to this report.

- 9.4 152 Bathurst Street, Launceston - Visitor Accommodation and Business and Professional Services - Consulting Rooms (Massage) (Retrospective) ... (Cont'd)**
-

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Location Plan - 152 Bathurst Street, Launceston (*electronically distributed*)
 2. Documents to be Endorsed - 152 Bathurst Street, Launceston (*electronically distributed*)
 3. Representations - 152 Bathurst Street, Launceston (*electronically distributed*)
-

10 ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Thursday 11 March 2021

- Attended the *Orbit* Exhibition - Ten Days on the Island

Friday 12 March 2021

- Attended the *Tasmanian Honour Roll of Women* luncheon

Saturday 13 March 2021

- Officiated at the *Relay for Life*
- Attended the *Friendship Ball - Care for Africa*

Sunday 14 March 2021

- Attended the *Marvellous Corricks* - Ten Days on the Island

Wednesday 17 March 2021

- Officiated at the QVMAG Arts Foundation Presentation

Friday 19 March 2021

- Officiated at the *Harmony Day Event* in Civic Square
- Officiated at Princess Theatres 50th Anniversary Celebrations

Saturday 20 March 2021

- Attended the *Autumn Fashion Festival* in the Brisbane Street Mall
- Attended the *St Patricks River Valley Day*

Sunday 21 March 2021

- Officiated at the *Conferral Ceremony and Freedom of Entry March* for Cadet Units
-

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

Monday 22 March 2021

- Officiated at the *Science and Engineering Challenge*

Wednesday 24 March 2021

- Attended the *Caravan Boat Treehouse* show by Mudlark Theatre
-

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 T G Walker - Council Meeting - 11 March 2021**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at the Council Meeting on 11 March 2021 by Councillor T G Walker, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network) and Michael Stretton (Chief Executive Officer).

Questions:

1. What is the process regarding removal of trees in and around the Inveresk precinct, including Heritage Park and around the rail lines, in view of upcoming development projects?

Response:

Shane Eberhardt (General Manager Infrastructure and Assets Network)

The Council adopted a Tree Management Policy (26-Plx-005) in 2018 that provides a clear and consistent management approach to ensure that the City of Launceston's trees are:

- *recognised as valuable community assets;*
- *adequately protected from works and development;*
- *maintained in a healthy condition to increase useful life expectancy; and*
- *removed only under defined conditions.*

The Policy is very clear on what criteria needs to be met to remove a tree.

In the case of the sites mentioned in the question:

- *Tree removal in the Inveresk Precinct is subject to a current development application.*
- *The sports facility upgrade at Churchill Park was subject to a development permit. Trees removed will be replaced with new plantings. Also the trees removed were assessed at being near the end of their life and likely requiring removal within five years.*
- *Management of trees in Heritage Forest is an ongoing challenge given the former use as a landfill. Trees are regularly removed as they present a public risk due to their poor health. However, there are more trees being planted in Heritage Forest than removed.*

The Council plants in the order of 200 to 500 trees annually.

12.1.1 Councillors' Questions on Notice - Councillor T G Walker - Council Meeting - 11 March 2021 ...(Cont'd)

2. With regard to a response to Question 3. previously asked [at the Council Meeting of 25 February 2021], as to when the Council first became aware of the proposed development, can you please confirm advice provided in the response regarding when the Council first met with the proponents *Marching Ants*? Why is there a discrepancy between the two accounts provided to Councillors by the developer and advice provided in the Minutes?

Response:

Michael Stretton (Chief Executive Officer)

The previously prepared response was based on a search of the Council's records following the information request by Councillor Walker. Following the most recent request for information a subsequent search has been carried out, which identified that Veolia made preliminary enquiries with Council's Planning and Environmental Health teams in 2017 regarding the Churchill Park Drive site. However, those electronic communications had not been properly filed until a Development Application was lodged by the current owner (Marching Ants) in 2019, which is why the earlier search had not identified this information.

Additionally, the Chief Executive Officer has not met with the owner or Marching Ants, which has identified that preliminary advice was also provided by one of the Councils' Town Planners to the owner of Marching Ants in 2017. However, this e-mail was not properly filed and therefore was not identified in the initial search of the Councils' information.

There is no other information on our files concerning alleged meetings throughout 2017, 2018 and 2019. As previously answered, there were meetings with the Council's staff in 2019 in respect to the submission of the development application.

Neither the Chief Executive Officer nor the General Manager of Infrastructure and Assets have met with the developer or any representatives of Marching Ants in respect to the Churchill Park Drive site.

Veolia are one of the Council's most significant contractors and have been a supplier for the Council for over two decades. The Council's staff, including the Chief Executive Officer and General Manager Infrastructure and Assets, meet with Veolia at various frequencies to discuss contractual arrangements, performance, maintain relationships and understanding waste industry challenges.

The Chief Executive Officer and General Manager Infrastructure and Assets met with Veolia in early 2020 specifically to discuss the challenges of the materials recycling facility and support considerations of alternative sites.

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 Cataract Gorge Reserve Advisory Committee Meeting - 16 February 2021

FILE NO: SF0839

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive and consider a report from the Cataract Gorge Reserve Advisory Committee.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Reserve Advisory Committee Meeting held on 16 February 2021.

REPORT:

The Cataract Gorge Reserve Advisory Committee Meeting held on 16 February 2021 discussed the following items:

- a. Weeds
 - *The Committee received an update on weed management including specific projects within the Gorge.*
 - b. Native Flora and Fauna
 - *The Committee discussed the protection of large trees in the Gorge and requested a presentation regarding landscaping, gardens, plants planning and maps of zones.*
 - c. Personal Responsibility for Safety and Security
 - *It was noted that handrail and lighting renewals along the Cataract Walk will form part of the 2021/2022 financial year works (grant funding).*
 - d. Coordinated Volunteer Effort
 - *The Committee discussed Gorge volunteers and related issues such as volunteer insurance issues and a Council funded coordinator role.*
 - e. Small, Local and Family Oriented Events - First Basin
 - *The Committee questioned the issue of identification of events held at the Cataract Gorge site being informed prior to the Council's acceptance.*
 - f. Water Flow and Quality of Water Based Events
 - *The Committee requested a presentation regarding water quality at a future Meeting.*
-

**13.1 Cataract Gorge Reserve Advisory Committee Meeting - 16 February 2021
...(Cont'd)**

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.

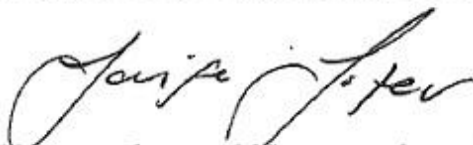
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

13.2 Northern Youth Coordinating Committee Meeting - 2 March 2021**FILE NO:** SF0136**AUTHOR:** Dana Lester (Youth Development Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider a report from the Northern Youth Coordinating Committee Meeting held on 2 March 2021 and highlights of meetings since the beginning of the financial year.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 2 March 2021 and notes the highlights since the beginning of the financial year.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Tuesday, 2 March 2021 and the following business was conducted:

- A presentation from *Van Diemen Project* representative, Adam Mostogl. The organisation empowers Tasmanians, via services, programs and platforms to drive economic development, innovation and entrepreneurship through consultation, support and advising for a sustainable smart and successful future. There is a focus on young people (18 to 24 year olds) with a suite of programs tailored on a case by case basis with one-on-one mentoring support to start a business via events and workshops. They are funded by the Department of Education Skills and Employment.
 - An update from the peak body, Youth Network of Tasmania (YNOT) was received:
 - YNOT is preparing a Budget Priority Submission - Youth Connectors.
 - YNOT is preparing a Tasmanian Child and Youth Wellbeing Strategy response.
 - Tasmanian Youth Forum is scheduled for Friday, 4 June 2021, topic to be determined.
 - Tasmanian Youth Sector Symposium is scheduled for Thursday, 9 September 2021.
 - Youth Week Tasmania (YWT) 2021 is between Friday, 30 April and Sunday, 9 May, with the theme *We've Got This*. YNOT has employed a YWT project officer.
-

13.2 Northern Youth Coordinating Committee Meeting - 2 March 2021 ...(Cont'd)

- An update from City of Launceston's Youth Advisory Group (YAG):
 - The group had their first two meetings for the year in February.
 - The group's planned projects for 2021.
 - Other events YAG will be involved in:
 - Skate Park League @ Ravenswood Skate Park, Friday, 16 April 2021.
 - Rock Challenge @ Riverbend Park, Saturday, 17 April 2021.
- An update from West Tamar's Youth Advisory Council (YAC):
 - Meeting with the municipal planner and with the primary school regarding development of Exeter.
 - Being consulted regarding the redevelopment of Riverside Pool.
- Two funding applications were considered and approved:
 - Headspace Launceston (\$1,000) - mural painting in Youth Week (subject to a breakdown of the project budget, and is run in conjunction with/during an event)
 - The Smith Family (\$800) - High School Tutoring, Career Support and Homework Club.
- Organisations discussed their youth week events and opportunities to for people to collaborate.

NYCC highlights this financial year so far

- Tasmanian Child and Youth Wellbeing Strategy. YNOT, in combination with the Commissions and Young People and the Mental Health Council, have been consulting Tasmanian children and young people and their findings will be reported back to the state government. Ezra, from the Mental Health Council of Tasmania presented to NYCC at the November Meeting, prior to consultations beginning.
 - Presentation from Bapcare regarding their Mental Health TasConnect service. It is a free telephone line supporting Tasmanians with mental health concerns and guides callers to the right service to access.
 - Presentation from Northern Suburbs Community Centre, regarding their Adventure Play program. The program is designed for disengaged young people who have experienced trauma. Physical activity helps to regulate moods and emotions to overcome mental health issues. Referrals are via NYCC, Neighbourhood House, schools or through the Migrant Resource Centre. A government grant was received which ensures the program will run for the next two years.
 - A presentation from the Royal Flying Doctors (RFDS) and the services they provide. RFDS delivers a range of primary health care services and community projects to benefit all Tasmanians. There are two former transport buses transformed into mobile health hubs. This helps the RFDS primary health care team to move into rural and remote locations/communities to deliver free health services. RFDS staff use the buses to provide mental health care, preventative health, tele-health services, counselling and health education. These hubs have an emphasis on increasing youth health support for people aged 8 to 16 years.
-

13.2 Northern Youth Coordinating Committee Meeting - 2 March 2021 ...(Cont'd)

- Tasmanian Youth Forum 2020, *Building a Better Tasmania for Young People*, held virtually for the first time on 30 October 2020.
- The Youth Collective North East Coast Tasmania (YCNECT) is a group that joined NYCC towards the end of 2020. They are a new group on the east coast of Tasmania, aiming to engage young people in that area through activities and events that they facilitate. They submitted a funding application to facilitate some summer holiday activities, which was unsuccessful based on the lack of engagement from their own council and infancy of the event idea.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in the 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.

Youth Engagement Framework 2020-2023

BUDGET & FINANCIAL ASPECTS:

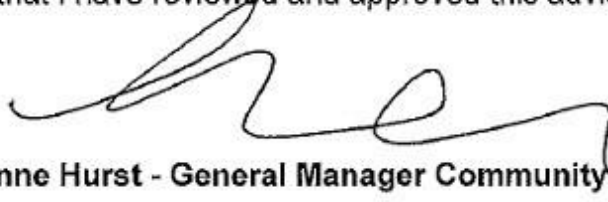
Not considered relevant to this report.

13.2 Northern Youth Coordinating Committee Meeting - 2 March 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

13.3 Heritage Advisory Committee Meeting - 11 March 2021**FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Place and Heritage Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 11 March 2021.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 11 March 2021.

REPORT:

The Heritage Advisory Committee, at its Meeting held on 11 March 2021, discussed the following items:

1. 2021 Heritage Awards and Open House Launceston

Planning for this year's Awards and a program of associated cultural events was progressed. Current planning indicates that these events may be held in August.

2. Community Representatives

Committee Members (Community Representatives) were recently called for through the placement of an Expression of Interest advertisement in *The Examiner* Newspaper.

Three Expressions of Interest were received, Dr Anne Neale, Mrs Margot Smart and Mr Lez Penzes, all of whom meet the required selection criteria. All three names have been submitted to Council for ratification.

3. Terms of Reference

The Committee's current Terms of Reference were discussed and a number of changes proposed. These changes have been submitted to Council for endorsement.

ECONOMIC IMPACT:

Not considered relevant to this report.

13.3 Heritage Advisory Committee Meeting - 11 March 2021 ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Area:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

14 COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 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 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 18 and 25 March 2021

Draft Launceston Transport Strategy and Central Activities District Parking Implementation Plan

Councillors received updates on and provided feedback to the Draft Launceston Transport Strategy and the Draft Central Activities Parking Implementation Plan.

Launceston Chamber of Commerce

Councillors received a presentation and an update on the organisation's activities.

Update on Planning Scheme

Councillors received an update on the new Planning Scheme.

Mobile Food Vendor Policy

Councillors reviewed and provided feedback on the policy.

Cityprom Review Update

Councillors discussed the Cityprom Review.

Local Government Association of Tasmania - 2021 General Management Committee Election

Councillors considered nominations for LGAT office bearer positions for upcoming elections.

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

University of Tasmania Northern Transformation Program Update

Councillors received an update on the University of Tasmania's commitment to the City.

Community Care and Recovery Package - Innovation Grants Summary Update

Councillors were provided with information on the Community Care and Recovery Package Innovation Grants and provided relevant feedback.

REPORT:

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

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

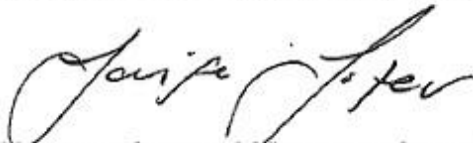
Not considered relevant to this report.

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

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS**16.1 Heritage Advisory Committee - Terms of Reference****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Place and Heritage Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider the revised Terms of Reference for the Heritage Advisory Committee.

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 November 2016 - Agenda Item 15.1 - Heritage Advisory Committee - Terms of Reference

Council - 24 October 2011 - Agenda Item 13.2 - Heritage Advisory Committee - Terms of Reference

RECOMMENDATION:

That Council:

1. revokes the existing Heritage Advisory Committee Terms of Reference (18-Plx-021).
2. adopts the Heritage Advisory Committee's Terms of Reference (14-ToR-002) as listed below:

Heritage Advisory Committee - Terms of Reference

The Heritage Advisory Committee is a Special Committee of Council as defined under section 24 of the *Local Government Act (Tas) 1993*.

ROLE/PURPOSE:

The primary purpose of the Heritage Advisory Committee is to provide advice to the Council on heritage matters and to promote the value of heritage places within the Municipality.

16.1 Heritage Advisory Committee - Terms of Reference ...(Cont'd)

ROLE/OBJECTIVES:

The role of the Heritage Advisory Committee is to:

- Provide advice and recommendations on the development of the Council's policy relating to heritage matters;
- Provide advice on and participate in the overview of heritage studies undertaken by the Council;
- Provide advice and recommendations on applications made by the Council for heritage funding;
- Consult with stakeholders to determine community aspirations relating to heritage places and objects;
- Promote the Council's objectives and the principles of reuse of heritage assets in the City;
- Promote community participation in and awareness of heritage activities; and
- Provide advice to the Council in regard to development proposals involving and/or impacting on heritage values on properties either heritage registered or covered by heritage precinct or overlay.

MEMBERSHIP:

The Heritage Advisory Committee will consist of the following positions:

- City of Launceston Councillors (two) nominated and endorsed by Council
- One of the endorsed City of Launceston Councillors to Chair the Committee
- A representative from Heritage Tasmania
- A representative from the National Trust of Australia (Tasmania)
- A representative from the University of Tasmania's School of Architecture and Design
- A representative from the Real Estate Institute of Tasmania
- A representative from the Launceston Historical Society
- Community Representation (a minimum of two) with relevant experience to participate in performing the role of the Committee to be nominated by the Committee and approved by Council

The Councillors' role will be for a four year period to coincide with Local Government Council elections, subject to a review after two years. Following the review process, the Chair and Deputy Chair are to be elected by the Committee.

The Place and Heritage Officer, Liveable Communities will provide advice and/or assistance to the Committee. Relevant officers of the City of Launceston will attend meetings as necessary.

Community Representative will be filled in accordance with the Community Appointments to Advisory Committees Policy (14-Plx-029).

16.1 Heritage Advisory Committee - Terms of Reference ...(Cont'd)

MEETING ARRANGEMENTS:

The Heritage Advisory Committee will generally meet six times per year (and at other times as required).

MEETING QUORUM:

An absolute majority is considered a quorum, including one Councillor and one Community Representative, for meetings of the Heritage Advisory Committee.

MEETING NOTICES

Meeting Agendas, Minutes and supporting papers will be distributed to all Committee members via email at least four clear days of the scheduled Meeting.

HOW THE COMMITTEE WILL OPERATE:

The Committee's role regarding Development Applications (DAs) involving heritage properties is as follows:

- 1. Pre-lodgement** - Where an applicant requests, or is offered the opportunity to air ideas and intentions prior to submission of a DA, to investigate issues and/or the likelihood of support from heritage interested bodies, the applicant may be invited to a meeting of the Committee.
- 2. During Advertising Period** - Committee members will be individually notified that a DA may be of interest and individuals or the groups represented may make representations during the allotted time (for or against) for the consideration of the assessing officers and the Council. The Committee shall not collectively form a view on individual DAs.
- 3. Post-assessment** - The Committee may be notified that a DA is being presented to Council and the Agenda Item may be sent out for the information of member organisations.

In regard to Pre-lodgement Meetings:

- This is the most effective means of input and the Council's officers will endeavour to facilitate this process when it appears to be useful.
- Meetings dealing with advice in regard to future proposals should be chaired by City of Launceston officers to avoid potential for conflicts of interest.
- The content of these meetings are confidential and not to be used outside the meeting.

CODE OF CONDUCT:

All Committee members must adhere to the Code of Conduct for Committees. Councillors and the Council's Officers must also adhere to their own relevant Code of Conduct.

16.1 Heritage Advisory Committee - Terms of Reference ...(Cont'd)

CONFLICT OF INTEREST:

A Committee Member who has an actual, potential or perceived conflict of interest in a matter to be considered must declare the nature of the interest prior to discussion of the matter and if required, withdraw from the meeting during that discussion.

RESOURCES:

The Personal Assistant, Community and Place Network will organise Meetings, take Minutes and distribute follow-up actions.

HONORARIUMS:

The Council will not pay any honorariums or expenses to any member on the Heritage Advisory Committee.

REVIEW:

The Terms of Reference will be reviewed every two years after the date of approval or more frequently, if dictated by operational demands, election cycle, etc. and with the Council's approval.

RELATED POLICIES AND PROCEDURES:

14-Plx-029 - Community Appointments to Advisory Committees Policy

14-Plx-032 - Code of Conduct for Councillors

14-Plx-033 - Code of Conduct for Members of Special Committees

22-PI-030 - Code of Conduct Policy

REPORT:

The Heritage Advisory Committee began operation in February 2008. The current Terms of Reference was approved by Council on 28 November 2016.

The revision of the Heritage Advisory Committee's Terms of Reference results from a decision to review all of the City of Launceston's Special Committees' Terms of Reference in order to provide consistency.

At its meeting held on 11 March 2021, the Heritage Advisory Committee agreed to minor amendments to the previous Terms of Reference in order to be consistent with the current policy of the Council.

ECONOMIC IMPACT:

Not considered relevant to this report.

16.1 Heritage Advisory Committee - Terms of Reference ...(Cont'd)

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.

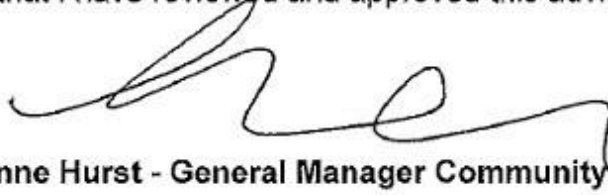
BUDGET & FINANCIAL ASPECTS:

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.



Leanne Hurst - General Manager Community and Place Network

16.2 Heritage Advisory Committee - Appointment of Community Representatives**FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Place and Heritage Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider the appointment of community representatives to the Heritage Advisory Committee.

RECOMMENDATION:

That Council appoints Dr Anne Neale, Mrs Margot Smart and Mr Lez Penzes as Committee Members (Community Representatives) on the Heritage Advisory Committee for a period of two years.

REPORT:

At the Heritage Advisory Committee Meeting on 18 February 2021, it was noted that the two year term of appointment for the currently endorsed Committee Members (Community Representatives) had expired.

Committee Members (Community Representatives) were recently called for through the placement of an Expression of Interest advertisement in *The Examiner* Newspaper.

Launceston Heritage Advisory Committee

The Launceston Heritage Advisory Committee is a Special Committee of the Council as defined in the Local Government Act 1993, s.24.

The Launceston Heritage Advisory Committee invites nominations from individuals to fill vacancies for community representation on the Heritage Advisory Committee.

The primary purpose of the City of Launceston's Heritage Advisory Committee is to provide advice to the Council on the development of policy, heritage studies, funding submissions, development proposals involving heritage values and to promote awareness and encourage community involvement in built heritage issues and activities, including the ongoing use of our heritage assets.

**16.2 Heritage Advisory Committee - Appointment of Community Representatives
...(Cont'd)**

Applications are encouraged from individuals with relevant knowledge of heritage management, conservation and an interest in the City of Launceston's built heritage. Applicants must be residents or ratepayers in the City of Launceston. Final appointment will require ratification by Council.

The initial term of appointment is up to two years and current representatives may apply and be considered for further terms.

Three Expressions of Interest were received all of whom met the required selection criteria and these names are presented to Council for ratification.

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.

**16.2 Heritage Advisory Committee - Appointment of Community Representatives
...(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

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 2 Invermay Road, Invermay - Proposed Name for Right of Way - McGrath Way

FILE NO: SF0621

AUTHOR: Amanda Craig (Engineering Officer Infrastructure Development)

GENERAL MANAGER: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider approval for a way name located within the Inveresk Site at 2 Invermay Road, Invermay.

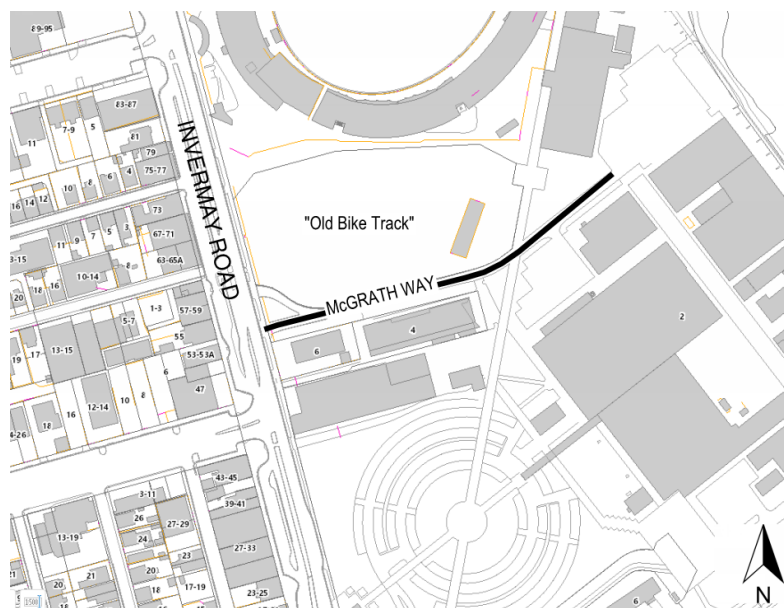
PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 May 2018 - 2 Invermay Road - Proposed Name for Right of Way

Council Meeting - 4 June 2018 - Agenda Item 16.1 - 2 Invermay Road, Proposed Naming of Ways

RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves the name McGrath Way.



**18.1 2 Invermay Road, Invermay - Proposed Name for Right of Way - McGrath Way
...(Cont'd)**

REPORT:

The need to name the various lanes and accesses to the Inveresk site was identified in 2017 and arose from the increased development and use of the track by staff and students of the University of Tasmania (UTAS).

A series of names were proposed that had an association with the history of the site and the emerging occupation of the site by UTAS. At the Workshop held on 14 May 2018, the elected members indicated a preference for the name *Old Bike Track Lane*.

Subsequently, at the Council Meeting held on 4 June 2018, the name *Old Bike Track Lane* was approved for the access way between the Big Picture School and CT 174633/1 referred to as the *Old Bike Track*.

The Council has been advised that this name is not in accordance with the Tasmanian Place Naming Guidelines and cannot be made official.

Advice received from the Registrar of Place Names is that the name cannot be accepted as it fails to satisfy the following sections:

- (7.4) *A road or street name should ideally consist of a single name part (specific) followed by a standard road type, such as Dulverton Road. The use of a double generic must be avoided unless the road name has been derived or relates to a specific geographic feature; for instance Dulverton Hill Road is acceptable. Road types must not be used as part of the specific; an unacceptable example would be Back Street Road.*

All road and street names must include a single road type (generic). The road type must be selected from the 'Road Types (Generic)' (see 7.19). The road type must be chosen to conform to the function and characteristic of the road as described in this table.

- (7.7) *The specific part of the road name must not include a road generic. Unacceptable examples include White Street Road, Yellow Crescent Drive and Esplanade Road.*

An alternative name is required.

At the Workshop held on 14 May 2018, the name McGrath Way was also considered. The name would recognise the contribution of the late Emeritus Professor Vincent McGrath.

**18.1 2 Invermay Road, Invermay - Proposed Name for Right of Way - McGrath Way
...(Cont'd)**

Professor McGrath was Head of the School of Art and was instrumental in orchestrating the first UTAS school to move to the Inveresk site. He had a very strong connection to the northern campus of the UTAS and in particular the Inveresk site. Emeritus Professor Vincent McGrath passed away in 2012 after a forty plus year period of service to the arts.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

18.1 2 Invermay Road, Invermay - Proposed Name for Right of Way - McGrath Way
...(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.



Shane Eberhardt - General Manager Infrastructure and Assets Network

18.2 Tamar NRM - Funding Agreement**FILE NO:** SF3419**AUTHOR:** Phil Bonney (Manager Parks and Sustainability)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider a three year funding agreement with Tamar NRM.

Under section 84(4) of the Local Government Act 1993 (Tas), this decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 August 2016 - Agenda Item 15.2 - Tamar NRM Funding

Strategic Planning and Policy Committee - 29 May 2017 - Agenda Item 4.1 - Tamar NRM Annual Report Presentation

Council - 4 June 2018 - Agenda Item 18.1 - Funding Agreement - Tamar NRM

RECOMMENDATION:

That Council, by absolute majority, pre-commits funding to Tamar Natural Resource Management for 2021/2022 of \$127,849; 2022/2023 of \$127,849 and 2023/2024 of \$127,849 to deliver a continuation of their Strategic Direction 2018-2021 (ECM Document Set ID Number 3808164).

REPORT:

Since its inception in 1998 Tamar Natural Resource Management (Tamar NRM) has been and continues to be, recognised as a leader in natural resource management supporting the endeavours of many in the community through the delivery of education, extension and the practical tools to be more sustainable. This occurs in the main due to the support of the City of Launceston, West Tamar and George Town Councils.

Funding is based on a per capita funding model. Funding security of the three years to the end of 2021 has been confirmed by the other partner Councils with Tamar NRM seeking the same commitment from the City of Launceston.

18.2 Tamar NRM - Funding Agreement ...(Cont'd)

The proposed cash contribution from each Council over the three years from 2021 is reflected in the following table:

Council	2021/2022	2022/2023	2023/2024
City of Launceston	\$127,849	\$127,849	\$127,849
West Tamar Council	\$51,434	\$51,434	\$51,434
George Town Council	\$14,577	\$14,577	\$14,577
Total	\$193,860	\$193,860	\$193,860

Tamar NRM continues to work closely with key stakeholders in the Tamar Region to deliver on ground projects sourcing over \$7m of funding to the region since inception.

The group provides a range of activities such as on ground landcare works, community and landholder education, coordination, management, monitoring and evaluation including support to the wider NRM network.

If the Recommendation is adopted to pre-commit funding for the three year period 2021/2022, 2022/2023 and 2023/2024, Tamar NRM's Strategic Direction 2018-2021 will be reviewed and updated in the first 12 month period in conjunction with their partners. A detailed delivery plan in line with Tamar NRM's Strategic Plan will also be developed.

ECONOMIC IMPACT:

Landcare management improves productivity with sustainable agricultural practices which in turn improves and protects our landscapes.

ENVIRONMENTAL IMPACT:

To deliver to the community improved sustainable environmental practices. Caring for our natural resources and balancing people's needs with those of nature.

SOCIAL IMPACT:

Tamar NRM is a community based organisation that works with a number of volunteers in the implementation of a range of natural resource management projects.

18.2 Tamar NRM - Funding Agreement ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024 - 2019 Review

Strategic Priority 6 - We protect our environment

Ten-year goal - To enhance the unique natural character, values and amenity of our city by minimising the impacts of our organisations and our community's activities in the environment.

Focus Area -

5. To reduce our and the community's impact on the natural environment

BUDGET & FINANCIAL ASPECTS:

The amount is included in the 2021/2022 draft budget and the long term financial plan.

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

DISCLOSURE OF INTERESTS:

The officer is a member of the Tamar NRM Management Committee, as a representative of the City of Launceston as a funding partner.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Launceston Funding Support Letter for 2021-2024 Tamar NRM
 2. Tamar NRM External funding 2018-2021
 3. Tamar NRM Strategic Direction 2018-2021
-

Attachment 1 - Launceston Funding Support Letter for 2021-2024 Tamar NRM**Tamar NRM****Tamar NRM**

PO Box 396, Launceston TAS 7250

Phone: 03 6323-3310

Mobile 0438 642 112

Website: www.tamarnrm.com.auwww.facebook.com/TamarNRM15

ABN 60 048 647 495

Date: 21st October 2020

Mr Michael Stretton,
General Manager
City of Launceston,
PO Box 396,
LAUNCESTON TAS 7250

Dear Michael,

Re: Tamar NRM Three Year Funding Agreement 2021-2024

Since its inception, Tamar NRM Inc. has been, and continues to be, recognised as a leader in natural resource management supporting the endeavours of many in the community through the delivery of education, extension and the practical tools to be more sustainable. This has occurred, in large, due to the generous support of City of Launceston, West Tamar and George Town Councils.

It has been a past practice to review the funding agreement for Tamar NRM by the councils on a three year basis.

This unique funding agreement, through the commitment of the councils, provides Tamar NRM with the security and operational stability to engage strategic planning and on-ground community (and council) based outcomes that are not founded on short term project funding cycles, but continue to bring long term results far beyond the timeframes of the activities.

These agreements with Council have, amongst other things, enabled Tamar NRM to attract over \$7 million of funding to the Tamar region that has been used for community driven NRM activities.

Tamar NRM has worked tirelessly with the community and key stakeholders to deliver on-ground projects in the Tamar Region that are in line with the key outcomes of the Tamar NRM Strategic Directions and compatible with Council's Strategic Plan. Our volunteer and community engagement hours have increased and hovered around 9,000 hours per annum for the past three years.

The Tamar NRM Management Committee asks the City of Launceston to consider a continued funding agreement for the period 2021 to 2024.

It has been proposed that the annual contributions remain the same as was received for the 2020-21 financial year. We are aware of the increased budget pressures that Covid-19 has applied to the city, and having been successful with external grants over the past 3 years, management of Tamar NRM believes that maintaining funding levels as provided in 2020-21 would still provide us with operational stability during these fiscally restrained times.

Tamar NRM will continue to maintain operational cost stability by way of prudent financial management via management committee and staff (currently 2.4 full time

**Tamar NRM****Tamar NRM**

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ABN 60 048 647 495

Date: 21st October 2020

equivalents). Tamar NRM will also continue to apply for ongoing funding through grants, fee-for-service and donations to augment the generous contributions from our three supporting councils and enhance our ability to deliver on-ground projects in the region.

The proposed annual contributions (excluding GST) from the three Councils are as follows:

	Annual Contributions 2021-2024
Launceston City Council	\$127,849
West Tamar Council	\$51,434
George Town Council	\$14,577

On behalf of Tamar NRM, I would like to request a letter of commitment from the City of Launceston for continued funding to Tamar NRM for the next three years (reflecting the three year funding agreements that have been made in previous funding cycles).

We recognise these are constrained financial times and are extremely grateful for the years of support provided by City of Launceston. Management Committee support the funding model based on population as calculated in the table above.

We are currently organising a time to present via deputation to aldermen and staff at a workshop, to outline past and present activities, and discuss the proposed funding agreement arrangement for the period 2021 to 2024.

If you have any questions or comments on this matter, please feel free to contact me or our Program Coordinator Greg Lundstrom.

With Regards,

Roger Tyshing
President, Tamar NRM
Mobile 0448 666 500

*Attachment 2 - Tamar NRM External funding 2018-2021***Tamar NRM External Funding:**

Since its inception in 1998, Tamar NRM has attracted over \$7 million of funding to the Tamar region that has been used for community driven NRM activities.

Tamar NRM has worked tirelessly with the community and key stakeholders to deliver on-ground projects in the Tamar Region that are in line with the key outcomes of the Tamar NRM. Our volunteer and community engagement hours have increased and hovered around 9,000 hours per annum for the past three years.

Over the 2018 - 2020 period, Tamar NRM has delivered over 20 projects addressing in varying degrees all of our biodiversity, sustainable farming, sustainable living, weeds and feral cats strategic direction objectives, all compatible with council's strategic objectives.

The table below indicates external funding that along with the three council base funding contributions has supported us meeting these objectives from 2018 to end January 2021.

Table 1: Tamar NRM projects externally funded for 2018-2021 delivery

<i>Grant</i>	<i>Amount (Ex GST)</i>	<i>Comments</i>
RACT Ragwort Raids	2,000	2019 Ragwort Raids
Planet Ark	750	Trees for biodiverse native shelterbelts
WTC Community Grant	380	Expo Bus Hire - Sustainable Living bus from Beaconsfield to Town.
Bell Bay Aluminium	1,863	Community Waterwatch - Critters in Creeks
Meat and Livestock Australia	25,000	Healthy Soils Discussion Groups (6 workshops 2019-20)
Smart Farms NLP 2 - Small Farm Project	48,000	Small Farm Roadmap - Farming and Land Management at Field Days in the Tamar Valley
Smart Farms NLP 2 - Climate Change	67,526	Carbon Neutral Farming
Smart Farms NLP 2 - Website	10,500	Tamar Weeds Strategy Website Update
TFGA (Tamar Valley Branch) and East Tamar Landcare	500	Chemical for Serrated Tussock control. TNRM provided labour.
RACT Ragwort Raids	2,000	2020 Ragwort Raids

Weeds Action Grant (Stage 1)	5,100	Prevention and early detection of high-risk grassy weeds, Tamar Valley
Weeds Action Grant (Stage 1)	5,203	Besom heath (<i>Erica scoparia</i>) eradication project – Stage 1, Bridgenorth.
Community Environment Program - Bridget Archer	13,200	2020 Trevallyn Bioblitz
Pastures Pathway Small Project Fund	25,120	Farm Business Discussion Group
Weeds Action Fund Stage 2	10,000	Tamar Valley Weeds Strategy
Weeds Action Fund Stage 2	9,680	Nassella Weeds Monitors and Detection Dog Project
Meat and Livestock Australia	22,500	Healthy Soils Discussion Group
Meat and Livestock Australia	67,100	MLA Producer Demonstration Sites – Better Pastures Project.
Tasmanian Bushfire Mitigation Project	28,700	Tamar Community Fire Resilience Project
TOTAL	\$345,122	Projects funded and being delivered in 2018-2021 years (some multi-year projects funded before 2018)

Attachment 3 - Tamar NRM Strategic Direction 2018-2021



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Tamar NRM

Tamar NRM Inc. is an independent not-for-profit natural resource management group in northern Tasmania, which brings together a wide range of community, Landcare, education, business, Local and State Government representatives. Formed in 1998 to prepare the Tamar Region Natural Resource Management Strategy, Tamar NRM encompasses City of Launceston, West Tamar and George Town municipalities and plays an active role in encouraging, supporting, promoting and managing a wide range of activities aimed at ensuring the Tamar Region is an attractive and prosperous place to live and work based on a healthy environment.

Tamar NRM's 12 member Management Committee is drawn from the agricultural, conservation, land management, education, local government and finance sectors to advise on the best direction to be an effective and regionally relevant organisation.

Activities include: on-ground Landcare and environmental works; community and landholder education, awareness and training; co-ordination, management, monitoring and evaluation; and support to the wider NRM network in the Northern Tasmanian region.

Vision

"An organisation that makes an effective contribution to natural resource management through support, leadership and innovation"

Mission

"Assist the Tamar Valley Community to manage its natural resources through practical solutions and partnerships".

Tamar NRM's Strategic Focus 2018-2021

- Sustainable agriculture
- Sustainable living
- Biodiversity
- Feral cats
- Weeds



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Working, Technical and Community Groups

Tamar NRM facilitates the following working, technical and community groups:

Weeds Working Group

Chair: John Thorp

The group aims to coordinate the efforts of organisations managing weed issues within the Tamar Region. As such Tamar NRM is interested in furthering the conversation on areas of shared responsibility to maximise effort and minimise the use of resources for us all, with particular emphasis on cooperation across land tenures. The group facilitates and supports the "Tamar Valley Weeds Strategy" through signature events such as the annual Ragwort Raid and Boneseed Blitz and a weeds website - <http://www.weeds.asn.au/>.

The make-up of the Weeds Working Group comprises 3 councils of City of Launceston; George Town; West Tamar; Tamar NRM; NRM North; DPIPW; DIER (Dept. State Growth); Parks and Wildlife; TasTAFE, Community and industry representatives.

Sustainable Living Working Group

Chair: Bruce Jackson

The Tamar NRM Sustainable Living Working Group delivers workshops and community education events across the three council areas. Film nights, winter veggies, Going Solar, and developing a property with sustainable principles in mind, are recent workshop events.

The Working Group has recently set up the Sustainable Northern Tasmania website to make it easier for people to find a group or event in Northern Tasmania which promotes and supports sustainable communities, living, environment and agriculture. <http://www.sustainablenorthtas.com.au/about/>

Plastic Free Launceston

Chair: Trish Haeusler

Tamar NRM and Plastic Free Launceston joined forces in 2017, to become one of Tamar NRM's new Working Groups. The Working Group looks at ways to reduce single use plastics with a focus on Launceston businesses, community groups, schools and individuals. Plastic Free Launceston is not limited to the Launceston area and often runs stalls and information sessions at events and schools outside of Launceston municipality.

State-wide Community Cat Eradication Team (SCCET)

A network of groups and landholders involved in reducing the impact of Feral Cats on Tasmanian agriculture and native wildlife through on ground action, education, community engagement and policy advice. Members include: Tamar NRM, Tasmanian Farmers and Graziers Association, Tasmanian Landcare, Upper Meander Catchment Group, Field Hunting and Conservation Tasmania Inc., Veterinarian, and Local Landholders.

George Town Coastal Communities Management Group

Chair: Ian Sauer

The GTCCMG is a Coastal Communities network with representation from Hillwood to Bellingham and a driving force for implementation of the George Town Coastal Communities Management Plan and Action Sheet. The

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Management Group includes progress associations, Landcare groups, George Town Council and Parks and Wildlife representatives and is a great avenue for communication between community groups, council and agencies.

Tamar Valley Sustainable Agriculture and Pasture Improvement Technical Group

Chair: Ian Sauer

A group of Tamar Valley broadacre farmers and agency technical people advising on a workshops/field day series looking at innovation and forward-looking solutions to benefit agriculture in the Tamar Valley. Best-practice and regionally relevant information is being provided to as wide as possible range of producers in and around the Tamar Valley thanks to federal funding received under the Sustainable Agriculture Small Grants Round 2015-16 and through the Meat and Livestock Authority.

Tamar Valley Master TreeGrower Group

Tamar Valley Master TreeGrower Group is a Landholder network promoting "Trees on Farms". Tamar NRM facilitates the group with the idea of exploring ways of balancing timber production, the needs of the land owner, environmental and landscape values without loss of current production. Tamar NRM have run a course, farm field days, information evenings and workshops to look at value adding timber production on farms with opportunities such as specialty timber, native food and ecosystem services. Funding is being sought to further expand this group and facilitate more peer group mentoring between landholders.

Where Tamar NRM aligns with City of Launceston Council Strategic Plan

Some of the ways Tamar NRM can and does meet the ten-year goals of Council are:

- 1. To foster creative and innovative people and industries.**
- 2. To promote Launceston as a unique place to live, work, study and play.**
 - Assist council with increasing amenity and natural diversity in, and understanding of, the network of parks, open spaces and natural areas through native plantings and weeding.
 - When possible, assist with maintenance of infrastructure, such as paths, with works teams.
 - Promote Launceston's rich natural environment through workshops, information sheets and events.
 - Work with schools, university and tafe on a range of NRM activities.
 - Promote active and healthy lifestyles through our Sustainable Living programs
 - Connect people with the Esk rivers and Tamar Estuary through education programs like Water Watch and World Wetlands Day, rubbish reduction like plastic waste and revegetation programs.
- 3. To ensure Launceston is accessible and connected through efficient transport and digital networks.**
 - Promote walking and the safe use of bikes as means of getting around Launceston.
 - Provide a conduit between CoL and communities and neighbouring councils to improve the access and use of alternative modes of transport.
- 4. To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities.**
 - Extensive networks with community members, groups, education sector, businesses and agencies.
 - Independence which can provide a good intermediary between council and community to promote council activities, ideas and actions and provide another avenue for feedback from community to council.
 - Partners with council.
- 5. To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.**



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- Strengthen partnerships between Tamar NRM and Council to support each other's goals and increase value of works in the region.
 - Provide advice on management of, plans for, and interpretation of, natural assets owned by the council.
 - Weed management education and on-ground action programs.
 - Air and Water quality improvement information and programs such as air pollution from wood heaters.
 - Coordinate and facilitate volunteer projects such as Ragwort Raid and Boneseed Blitz as well as with local community groups.
 - Works teams - weed management and track maintenance by Work for Dole and Green Army teams.
 - Biodiversity conservation and monitoring projects.
 - Engaging communities, including schools, with their local natural environment.
 - Facilitate discussions and workshops on fire behaviour and risk reduction with local communities and landholders.
 - Improve sustainability and reduce impacts of agriculture in the region.
 - Facilitate discussions, workshops, research and on-ground action on flood risk with local communities and landholders particularly in light of climate change impacts.
 - Increase awareness and resilience of uncertain weather patterns brought about by a changing climate.
 - Waste reduction, including organics, recyclable and other materials, through Sustainable Living and Plastic Free Launceston events and information.
 - Advocate for, and assist with the retention of City of Launceston's natural assets.
 - Helping communities develop and review community management plans.
- 6. To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions**
- 7. To develop a strategic and dedicated approach to securing economic investment in Launceston**
- Through workshops, field days, grant opportunities, weed control and strengthening of networks and information sharing Tamar NRM:
- Supports and improving the sustainability and productivity of the agricultural sector in the region.
 - Increases the diversity of agricultural and forestry products in the region and finding ways to market them.
 - Investigate and promote possible new niche marketing opportunities for growers and producers.
 - Improves the understanding and value of the natural environment and potential for tourism in the region.
 - Participate in, and promote relevant Council events and festivals and facilitate some of our own.
- 8. A secure, accountable and responsive Organisation**
- Provide a high level of service for relatively low cost due to small team, in-kind support from other organisations, agencies, institutions and individuals, increasing volunteer involvement in projects in the region and high level of success of grant funding into the Tamar.
 - Customer Service support through providing information to both Council staff and the community on NRM issues such as weed identification and management; pest control; available projects, information support and grants; and avenues to find further information.
 - Knowledge of staff and projects in each council allows Tamar NRM to be a useful conduit between councils.

Grants received from January 2016

Since 2000, Tamar NRM has attracted over \$7M of funding through a variety of projects, partnering for some with community Landcare groups and organisations within the NRM industry.

Project	Date	Financial Year	Amount applied for	Received to date	Comments	Accrued
20 Million Trees - Tamar Valley Rural Biodiversity and Landscape Learning Project	19/11/2015	2015/16	\$107800.00	\$107800.00	Milestone payments over 2 years. Council reserves and private landholders.	June 2018
Backyards to Broadacres	19/05/2016	2015/16	\$37590.00	\$37590.00	Backyards to Broadacres workshops	June 2018
Bushfire Biodiversity and Mitigation Grant	8/09/2016	2015/16	\$28700.00	\$28700.00	The funding will be provided in three instalments with the first one of \$10,000 invoiced Nov 2016	Ends 2018
Healthy Soils, Healthy Plants, Healthy People	1/02/2016	2015/16	\$4796.00	\$4796.00	Sponsored a community to get a workshop grant	Yes
Master Tree Growers		2015/16	\$23000.00	\$23000.00		Yes
NRM North Community Grants		2015/16	\$3660.00	\$3660.00	Weed control and planting at Low Head penguin colony	June 2017
Private Forestry Tasmania Conference Field Day		2015/16	\$5000.00	\$5000.00	Field day on the conservation land management programs being undertaken in the Tamar	Yes
Tools Trailer - Tasmanian Community Fund (TCF)	19/09/2015	2015/16	\$7650.00	\$4403.30	Trailer and signage	Yes
Tools Trailer - TEMCO	19/02/2016	2015/16	\$4830.00	\$4830.00	Tools	Yes
RACT Ragwort Raids		2015/2016	\$2000.00	\$700.00	2016, Ragwort Raids	Yes
Ribbon of Blue - Community and Philanthropy Partnership Grant	21/07/2016	2016/17	\$4960.00	\$4960.00	25 year community celebration Tamar NRM, NRM North and Landcare Tasmania for Ribbon of Blue project.	Yes
Work for the Dole Tamar Projects	1/08/2016	2016/17	\$61500.00	\$61500.00	Heritage forest plus other council reserves	Yes
AK Consulting		2016/17	\$500.00	\$500.00	Sponsorship for a Waterwatch "bug" session kits.	Yes
National Landcare Program		2016/17	\$1760.00	\$1760.00	Pasture Trials workshop for East Tamar Landcare	June 2018
The George Town Coastal Management Action Plan		2016/17	\$2770.00	\$2770.00	GTC funding and in kind support for completion and launch of Action Plan, capacity building events.	Yes
RACT Ragwort Raids		2016/2017	\$2000.00	\$2000.00	2017 Ragwort Raids	Yes
Sarah Courtney Premiers Discretionary fund	23/02/2017	2016/2017	\$250.00	\$250.00	work team tools - replace stolen wheel barrows	Yes
Tamar Valley Pasture Trials		2017/18	\$73810.00	\$73810.00	MLA	
RACT Ragwort Raids		2017/2018	\$2000.00	\$2000.00	2018 Ragwort Raids	2018
East Tamar Landcare Pasture Trial Workshop	3/5/2017	2017/18	\$1760.00	\$1760.00	Deliver a Pasture Trial Workshop for ETL	Yes
Green Army		2017/2018	\$14434.00	\$14434.00	Plus two teams of 9 doing works for 24-26 weeks each	June 2018
TFGA and East Tamar Landcare	14/12/2017	2017/2018		\$500.00	Serrated Tussock Control - Chemicals. TNRM - Labour	
Smart Farms Tier 2 MTG	7/12/2017		\$100000.00			2018-2020
Smart Farms Tier 1 - Website	7/12/2017		\$10500.00			2018/2019
Smart Farms Tier 2 - BYBA	7/12/2017		\$94170.00		Waiting to hear in April/May 2018	2018-2020
Smart Farms Tier 1 - Coastal Forum	7/12/2017		\$22000.00			2018/2019
Smart Farms Tier 1 - Weeds Project	7/12/2017		\$22500.00			2018/2019
Total			\$639,940	\$386,723		

** Note Another \$304,106 in grant applications was submitted but not successful.

18.3 Draft *Waste and Resource Recovery Bill 2021***FILE NO:** SF1048**AUTHOR:** Michael Attard (Team Leader Sustainability)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the City of Launceston's public submission on the Draft *Waste and Resource Recovery Bill 2021*.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 March 2021 - Draft *Waste and Resource Recovery Bill 2021*

RECOMMENDATION:

That Council adopts the submission on the Draft *Waste and Resource Recovery Bill 2021* (Attachment 1 and ECM Doc Set ID 4511369) which includes:

- The City of Launceston strongly advocating for the Tasmanian Government to guarantee funding and resourcing to continue to build on the leadership and success of the Northern Tasmanian Waste Management Group.
 - Consider realistic implementation timeframes that allows for collaboration with Local Government and industry.
 - The need for a comprehensive communications strategy to educate the community on the role and use of the waste levy funds during implementation.
-

REPORT:

The Tasmanian Government's Draft *Waste and Resource Recovery Bill 2021* - and pending regulations - will have significant impacts on the City of Launceston's current waste management practices and operations.

These impacts arise from the development of a new State landfill levy, which will increase the cost of entry to the Launceston landfill and in turn increase the waste charge component of annual residential rates.

There are a number of significant operational impacts to consider for the City of Launceston.

18.3 Draft Waste and Resource Recovery Bill 2021 ...(Cont'd)

This report will summarise those impacts as well as detail the position of officers in regard to the Bill - all of which is outlined in the Council's public submission to the Tasmanian Government.

A waste levy is a charge placed on waste materials being sent to landfill for disposal. One of the key objectives of a levy is to reduce the amount of waste going to landfill as well as encouraging the recovery of valuable resources. These levies also have additional public benefits of lowering environmental impacts; driving innovation; and stimulating the shift to a circular economy.

The proposed waste levy will start at \$20 per tonne in November 2021 and increase every two years - to \$40 in 2023 and then \$60 per tonne in 2025. A Waste and Resource Recovery Board will also be established to manage the collection and reinvestment of funds raised by the levy, which will go back into the waste and resource recovery sector. The introduction of the waste levy at \$20/tonne will have an estimated increase in the waste charge of approximately 10%.

The main strategic concern for the Council is the implementation timeframe, which makes the introduction of a levy problematic from a rating perspective, as the start date does not align succinctly with the beginning of each financial year.

From an operational perspective, the proposed waste levy will have detrimental implications on classification of clean fill material, which is vital for daily cover and site maintenance. Currently, there is no charge for this material to enter the landfill site. However, even the lower figure of \$20/tonne would result in a significant cost increase for this material.

There are also implications on how organics, green waste, and charity waste is classified under the proposed new waste levy. There will also be additional administrative resources required for changes to data software as well as for monthly reporting to the Tasmanian Government.

The City of Launceston has demonstrated regional leadership by investing heavily in modern recycling and resale facilities, kerbside organics collection, an organics processing facility, state-of-the-art engineered landfill cells and by supporting the Northern Tasmanian Waste Management Group (NTWMG) for the past 10 years.

The City of Launceston provides financial management for NTWMG and accommodates the NTWMG coordinators, as well as education audit officers.

The NTWMG has been the leader in Tasmanian resource recovery for a decade, offering education, advice, grant funding, recycling services and advocacy for its council members across Northern Tasmania. This group has been funded via an agreed voluntary landfill levy, which is currently \$7.50/tonne.

18.3 Draft Waste and Resource Recovery Bill 2021 ...(Cont'd)

The Tasmanian Government has made verbal commitments to continue to support local government through regional waste groups; however, it is not clear, nor is it explicit how this will be achieved.

The NTWVG has an active strategy (2017-2022), which outlines regional strategic objectives and targets for waste minimisation and resource recovery. The Group also has existing employment contracts and related service agreements that could now be in jeopardy.

ECONOMIC IMPACT:

Introduction of a Tasmanian waste levy will see increases in landfill gate fees, consequently waste charges will increase within rates to residents.

ENVIRONMENTAL IMPACT:

Waste levies provide incentives to reduce waste going to landfill and promote resource recovery therefore reducing landfill greenhouse gas emissions and reducing the impact on ground and surface water quality. Hazardous leachate production will also be reduced.

The reuse of resources will also alleviate the need to use virgin stock materials for manufacturing. Not considered relevant to this report.

SOCIAL IMPACT:

Costs to landfill will increase to the resident via rates increases and through domestic presentations at the landfill. The increased costs may drive increases in illegal dumping and littering.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To reduce our and the community's impact on the natural environment.
 2. To contribute to air and river quality improvements in Launceston.
-

18.3 Draft *Waste and Resource Recovery Bill 2021* ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Draft Submission on the Draft *Waste and Resource Recovery Bill 2021*
-

Attachment 1 Draft Submission on the Draft Waste and Resource Recovery Bill 2021

File No: SF1048
AvZ:af

XX/XX/2021

DRAFT SUBMISSION

The Hon Roger Jaensch MP
Minister for Environment and Parks
Department of Primary Industries, Parks, Water and Environment
GPO Box 1550
HOBART TAS 7001
Email: wis.enquiries@dpipwe.tas.gov.au

Dear Minister Jaensch

Waste and Resource Recovery Bill 2021

The City of Launceston supports the Tasmanian Government's commitment to introduce a waste levy as an economic instrument to reduce landfilling of valuable materials while promoting resource recovery. The Council welcomes the opportunity to provide input into the *Draft Waste and Resource Recovery Bill 2021* (the Bill).

While the City of Launceston applauds the leadership shown by the Tasmanian Government, it has genuine concerns regarding the impact the levy will have on the Council's business, landfill operations, local residents and the Northern Tasmanian Waste Management Group (NTWMG).

The Council has clearly demonstrated regional leadership at a local government level in best-practise waste management by investing significantly in a modern recycling and resale facility, establishing Tasmania's first Food Organics and Garden Organics (FOGO) kerbside collection service and an organics processing facility. The City of Launceston operates Tasmania's second-largest landfill and is a longstanding member of and supporter of the NTWMG.

Listed below are a number of the Council's main concerns, requests and areas it believes require urgent clarification.

1. Timeframes

The Council believes that the implementation timeline is unrealistic and problematic from a rating perspective. Given the short consultation period and lack of detail, the Council is concerned that the formation of a Waste and Recovery Board, as well as the development of associated regulations, may not be practicably achievable by the November 2021 deadline.

The Council requests that kerbside waste collected within its municipal boundary does not attract the initial \$20/tonne landfill levy until 1 July, 2022 to allow for financial year alignment and for the increased waste charge within council rates to be fully considered and determined.

Waste charges for ratings purposes are set in March/April. There is no available mechanism to alter this charge until the following financial year. The current November 2021 timeframe as outlined in the Bill makes it difficult to set this fee within the rates particularly if implementation does not commence on the 1 November 2021.

The Council will also be required to make significant changes to waste data capture software, which can have lengthy lead times.

The Council requests that subsequent levy increases align with financial years.

2. Northern Tasmanian Waste Management Group

Through the support and membership of the NTWGM, the City of Launceston - along with other member councils in the region - has been driving Tasmania's current resource recovery achievements and leading the State in a number of key performance indicators, including:

- kerbside education through the daily kerbside recycling assessment program (nearly 36,000 households assessed since 2013).
- infrastructure funding to government and industry, with \$500,000 awarded since 2013 to support innovative waste diversion across Tasmania.
- community recognition through the *Waste NoT Awards*.
- communications, online and media promotions, including the State-wide *Rethink Waste* website and Facebook page.
- coordinated and consistent waste and resource recovery services across six Northern Tasmanian councils, including batteries, fluorescent lights, paint, e-waste, and household hazardous waste collections (both low and high toxicity hazardous materials collected).
- data collection at all major landfills and transfer stations across Northern Tasmania.
- research, including into problematic materials such as tyres, gas bottles, construction
- and demolition waste and organics, as well as landfill composition and kerbside bin audits, and the development of a Tasmanian-specific transfer station best-practice guide.
- regional knowledge sharing through quarterly NTWGM meetings and the establishment of the annual Waste Forum with guest speakers from Tasmania and the mainland.

The City of Launceston urges the Tasmanian Government to guarantee funding and resourcing to the NTWGM at levels projected in the NTWGM's 2017-2022 strategy under any future State-wide waste levy to ensure the group can continue to make a positive difference to waste and resource recovery in Tasmania.

The Council requests that the Tasmanian Government acknowledge the substantial work, leadership and successes achieved by the NTWGM since 2007.

The NTWGM has four existing employment contracts, annual grants programs and multiple service agreements in place that all require ongoing funding. Without this guarantee, the NTWGM cannot feasibly continue to operate at its current capacity.

3. Levy Exempt Materials

The City of Launceston requests levy exemption for clean fill material used for site maintenance and for daily cover material as required by the Permit EPN licence No. 7175/1. Waste Cover SO₄, which details refuse cover of 200m depth of an active landfill face of 50m. The maximum daily cover required under this EPN is 220 tonnes per day, which equates to 80,300 tonnes per year.

Clean fill material coming into the Launceston Waste Centre (LWC) is essential for landfill daily operations and currently does not attract a charge at the gatehouse to encourage contractors to bring it on site. If a levy charge of \$20 per tonne is applied to this material, it will undoubtedly deter contractors from delivering clean fill as there are other nearby locations that are free of charge for this material.

Even under the existing policy of no charge, the Waste Centre struggles to attract the yearly volumes required for daily cover. The Council requests clarity on Schedule 3 Consequential amendment, where clean fill material will be re-categorised under EMPCA pages 23 and 24 in explanatory paper.

The Council also requests upfront levy exemption for kerbside and commercial FOGO and for clean green waste destined for organics processing. The Council has invested significant funding to establish an Organics Processing Facility (OPF) and a kerbside FOGO service, which is charged at 30 per cent less than current landfill pricing. Any increase via a levy will make this sustainable option less attractive to all users. Organics diversion is one of the best opportunities for landfill diversion and greenhouse gas emissions reduction.

The Tasmanian Government has admirable and ambitious organics diversion targets, which the Council believes will be best achieved by maintaining low FOGO gate prices, exempt from a levy.

4. Goods and Services Tax (GST)

The Council seeks clarity on GST attribution to the proposed levy. Currently the regional voluntary levy of \$7.50/tonne is exempt from GST. It remains ambiguous whether the proposed Tasmanian landfill levy will attract GST going forward.

5. Council Charity Concessions

The summary paper states that the Tasmanian Waste and Resource Recovery Board will administer an assistance program for Charity Organisations that would be disproportionately impacted by the levy.

It is unclear how this will impact the City of Launceston and other councils, which offer Charitable Concessional funding to relevant organisations. Other questions also remain, such as will funding offered to charitable organisations that use landfill attract a levy and can the Council apply for charity levy rebate?

6. Reporting

The Launceston Waste Centre has 30-day accounts, which may run over the outlined monthly reporting period. It is unclear if the Council will be out of pocket if payment is not received within each monthly reporting period.

As an example, if a contractor presents at the Waste Centre within the last week of a monthly reporting period and the account is not settled for a further three weeks, the landfill owner will be forced to pay the levy up front without having been paid by the contractor.

The City of Launceston landfill receives approximately 7,600 tonnes of landfill per month. At \$20/tonne, the Council will be negatively impacted by being in arrears by up to \$152,000/month, while at the \$60/tonne figure, this rises to approximately \$456,000/month in arrears.

The Council believes an alternative reporting timeframe must be considered to mitigate against this.

The requirement for monthly reporting is 10 days after the month ends. It is unclear if this timeframe is based on calendar days or business days. The Council's preference is for 10 business days. Extended public holiday periods such as Christmas and Easter need to be considered.

Under current regulations, landfills are required to submit yearly volumetric surveys of the landfill site to the Environmental Protection Agency (EPA) to check that monthly landfill reports are accurate. Currently, this survey is conducted internally by the Council. It remains unclear if this process will be considered acceptable going forward.

7. Communications

The City of Launceston requests that the Tasmanian Government develop a Communications Strategy to outline the community benefits of the proposed levy. This strategy should also address the reasons for developing the levy in the first place.

The Council believes that the EPA should collaborate with local government authorities (LGAs) to develop the strategy. This should include the production of printed material - including a flyer to include in all outgoing rates notices explaining the charges - as well as a hotline for residents who may have further questions.

As Tasmania's largest council, owner of Tasmania's second-largest landfill and member of the NTWMG, the City of Launceston congratulates the Tasmanian Government on the recent advances it has made towards resource recovery for the State and welcomes the opportunity to work closely and collaborate on the formation of the regulations and implementation of the Bill.

The City of Launceston strongly urges the Tasmanian Government to consider the recommendations of the Council's public submission to the Draft *Waste and Resource Recovery Bill 2021*.

Yours sincerely

Albert van Zetten
MAYOR - CITY OF LAUNCESTON

19 ORGANISATIONAL SERVICES NETWORK ITEMS

19.1 Lease - Lilydale Football Club

FILE NO: SF0907

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

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an additional area of land situated at 38-40 Doaks Road, Lilydale to the Lilydale Football Club Inc as marked on the attached plan.

This decision requires an absolute majority of Council.

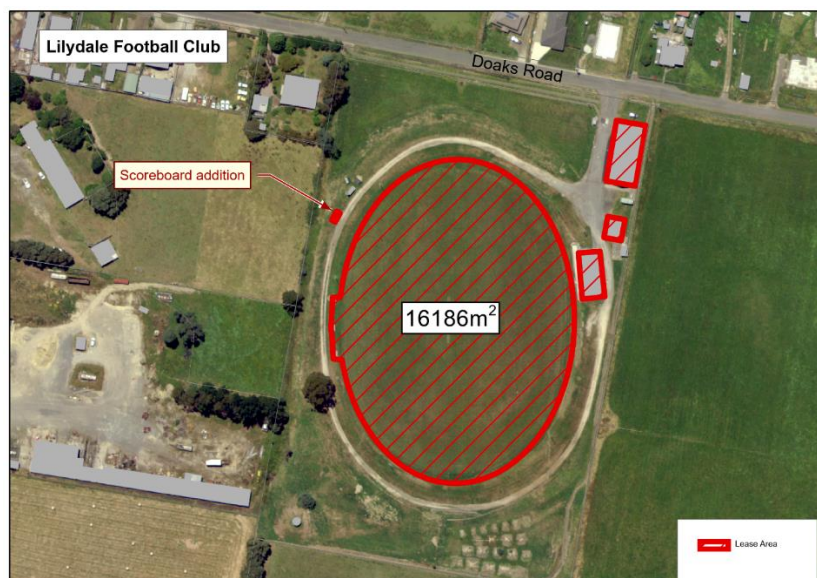
PREVIOUS COUNCIL CONSIDERATION:

Council - 7 May 2018 - Agenda Item 18.1 - Lease Lilydale Football Club

RECOMMENDATION:

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

1. decides to allow the tenant to occupy a further additional area of land situated at 38-40 Doaks Road, Lilydale, known as the Lilydale Recreation Ground within (CT49467/1) for the purpose of placing a new score board as indicated below:



19.1 Lease - Lilydale Football Club ...(Cont'd)

2. notes that Recommendation 1. will be implemented by amending the current lease dated 10 July 2018, with the exact location and dimensions of land within the relevant Certificate of Title to be determined by the Chief Executive Officer.
 3. notes, for avoidance of doubt, that the 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 decision of Council on 7 May 2018 approved a five year lease that commenced on the 1 June 2018, over a parcel of land situated at 38-40 Doaks Road, Lilydale. Since this time, the Lilydale Football Club Inc. (the Club) has maintained the football oval and building facilities.

A request has been received for additional land to be leased allowing a new electronic scoreboard to be erected to replace the old dilapidated scoreboard. The replacement of the new scoreboard will be funded by the Club, including all costs associated with the purchase and installation. Future maintenance and repairs are to be the responsibility of the Club.

The Club has also submitted a building application as part of this process (BSS0052/2021) and is currently being assessed. The recommendations will allow the Club to occupy extra land, the total being 16,186m² and adjust the current lease agreement to include the new scoreboard. The recommendation allows for the exact dimensions of the land and the location for the container to be determined at an officer level.

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:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

19.1 Lease - Lilydale Football Club ...(Cont'd)

SOCIAL IMPACT:

There is a positive social impact with this proposal as it will allow a popular sport to continue to grow at the site as well as other community events.

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.
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.

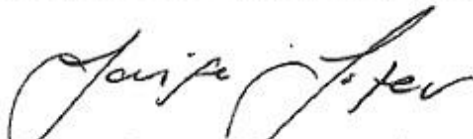
BUDGET & FINANCIAL ASPECTS:

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 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - Brisbane Street Mall Public Seating****FILE NO:** SF0098**AUTHOR:** Leanne Hurst (General Manager Community and Place Network)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

DECISION STATEMENT:

To consider Mr Robin Smith's Notice of Motion that Council substantially modifies the CityHeart built multi-tiered hexagon public seating structure at the West end of the Brisbane St Mall with the aim being to design-out-crime and anti-social behaviour, passed at the Council's Annual General Meeting on 3 December 2020.

PREVIOUS COUNCIL CONSIDERATION:

Council - 3 December 2020 - Agenda Item 5.3 - Notice of Motion - Mr Robin Smith - Brisbane Street Mall Public Seating

Council - 10 December 2020 - Agenda Item 20.1 - Notices of Motions - Annual General Meeting - 3 December 2020

Council - 28 January 2021 - Agenda Item 20.1 - Notices of Motion - Annual General Meeting - 3 December 2020

RECOMMENDATION:

That Council notes that the:

1. tiered seating is being reviewed as part of the project to re-imagine the Thylacine experience in the Brisbane Street Mall and that a further report will be presented to a future Council meeting for consideration.
 2. mover of the Motion at the Annual General Meeting be advised of Council's decision in writing.
-
-

20.1 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - Brisbane Street Mall Public Seating ...(Cont'd)

REPORT:

Since the completion of the upgrade works to the Brisbane Street Mall in 2018, the Council has received feedback on a number of aspects of the design and use of the space, including seating and the Thylacine statues. It is recommended that the Notice of Motion adopted at the Annual General Meeting on 3 December 2020 be considered in conjunction with another project currently underway with respect to the Brisbane Street Mall.

In February 2021, in response to safety concerns two of the Thylacine statues that had represented higher incidents of trips and falls were temporarily removed from the mall and placed into storage. A third statue previously removed, due to damage as a result of a vehicle hit, is undergoing repairs. Council officers are currently preparing options for an update to the Thylacine Walk concept originally envisaged in the concept design for the City Heart Public Realm project.

The design options will also endeavour to bring multiple benefits to increase the potential for use of the Mall for the community. These are to provide opportunities for increased passive surveillance in the space and cater to as many users as possible. Ultimately, the intent is that the refreshed design will further mitigate public risk and provide an enhanced experience.

As part of the review of how this design element of the mall is represented, the Place Making Team is also reviewing the form and function of the tiered seating in the Mall. Proposed re-designs are currently being considered and costed and a further report will be presented to Council at a future meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in report.

20.1 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - Brisbane Street Mall Public Seating ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To provide for the health, safety and welfare of the community.
2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

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 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - CBD Parking Issues**FILE NO:** SF0098**AUTHOR:** Leanne Hurst (General Manager Community and Place Network)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

DECISION STATEMENT:

To consider Mr Robin Smith's Notice of Motion passed that the Annual General Meeting on 3 December 2020, that Council:

- (a) provides more vehicle loading zones as defined in the Road Rules 2009, available on Sundays in the Launceston CBD.
- (b) reviews the demand and opportunities of Sunday and public holiday on-street parking controls in the Launceston CBD.

PREVIOUS COUNCIL CONSIDERATION:

Council - 3 December 2020 - Agenda Item 5.4 - Notice of Motion - Mr Robin Smith - CBD Parking Issues

Council - 10 December 2020 - Agenda Item 20.1 - Notices of Motions - Annual General Meeting - 3 December 2020

Council - 28 January 2021 - Agenda Item 20.1 - Notices of Motion - Annual General Meeting - 3 December 2020

RECOMMENDATION:

That Council notes that:

1. the Central Activities District Parking Implementation Plan is currently being developed and that the suggestions noted in the Notice of Motion at the Annual General Meeting on 3 December 2020 will be taken into consideration.
 2. the mover of the Motion at the Annual General Meeting be advised of the Council's decision in writing.
-

REPORT:

A Notice of Motion, submitted by Mr Robin Smith, regarding CBD parking issues was received at the Council on 25 November 2020.

20.2 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - CBD Parking Issues ...(Cont'd)

The request listed two questions for consideration:

1. That Council provides more vehicle loading zones as defined in the Road Rules 2009, available on Sundays in the Launceston CBD.
2. That Council reviews the demand and opportunities of Sunday and public holiday on-street parking controls in the Launceston CBD.

Loading zones and on-street parking controls will be considered as part of the Council's Central Activities District Parking Implementation Plan that will be informed by the (draft) Launceston Transport Strategy and the design and implementation of the next stage of the City Heart Project, which will consider traffic flow and streetscape design. Community engagement will be undertaken as part of the delivery of those 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.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

20.2 Notice of Motion - Annual General Meeting - 3 December 2020 - Mr Robin Smith - CBD Parking Issues ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

21 CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

21.1 Confirmation of the Minutes

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

21.2 Launceston City Deal - Three Year Report

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

21.3 End of Closed Session

To be determined in Closed Council.

22 MEETING CLOSURE

UNCLASSIFIED AGENDA ITEMS:
