



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 4 NOVEMBER 2021
1.00pm**

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

Date: 4 November 2021

Time: 1.00pm

Certificate of Qualified Advice

Background

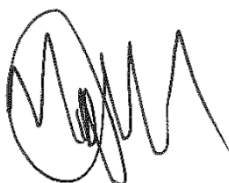
To comply with section 65 of the *Local Government Act 1993* (Tas):

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

RESTRICTED NUMBERS - AUDIO of COUNCIL MEETINGS

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

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

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed. Members of the public will be required to check in on arrival via the *Check In Tas App* as per the Direction Under Section 16 - Contact Tracing - No. 10 - *Public Health Act 1997*.

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

19 January 2021

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

Dear Michael

COUNCIL MEETINGS

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

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

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

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

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

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 MAYORAL ACKNOWLEDGEMENTS

3 DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.)

4 CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 21 October 2021 be confirmed as a true and correct record.

5 DEPUTATIONS

No Deputations have been identified as part of this Agenda

6 PETITIONS

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

No Petitions have been identified as part of this Agenda

7 COMMUNITY REPORTS

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

7.1 Mr Hayden Fox (Project Coordinator) - Healthy Tasmania

Mr Fox will provide a report to Council on the Healthy Shed program at the Kings Meadows Men's and Community Shed.

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

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

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

8.1.1 Public Questions on Notice - Ms Jess Hoy - Council Meeting - 21 October 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 21 October 2021 by Ms Jess Hoy, has been answered by Mr Michael Stretton (Chief Executive Officer).

Questions:

1. The blue monstrosities [parking meters] of the streets of Launceston stand out and are hard for older people to use. Was there any thought into putting these blue monstrosities in and how the majority of older people would feel about using them? How much did these blue monstrosities cost the Launceston rate payers and was that warranted when there was nothing wrong with the older ones?

Response:

At the Council Meeting of 21 October 2021 the Mayor, Councillor A M van Zetten, indicated that new smart meters have been installed as the older parking meters are not made any more and they were breaking down and not working. Replacement parts are now unavailable and removed parking meters are being used as spare parts for those that remain.

In addition to the response delivered by Mayor, the following information is provided. At this stage of the parking meter roll-out, the Council has expended \$370,326 which comprises parking meter purchase and installation costs.

8.1.2 Public Questions on Notice - Ms Susan Rafferty - 26 October 2021**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted to Council in writing on 26 October 2021 by Ms Susan Rafferty, have been answered by Mr Michael Stretton (Chief Executive Officer).

Questions:

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

Response:

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

2. At a previous meeting, Mr Stretton stated that a contract with Veolia had not been signed. Given that all recycling plants are behind the same levee (heightened risk, eggs in one basket), what is the current status of council's relationship with Veolia?

Response:

As clarified at the Meeting on 26 August 2021, Mr Stretton indicated that the Council did not have a contract with Veolia that required their operation to be located on any particular site. The Council has a contract with Veolia to provide kerbside collection and kerbside recyclables sorting.

ATTACHMENTS:

1. Public Questions on Notice - Ms Susan Rafferty - 26 October 2021
-

Attachment 1 - Public Questions on Notice - Ms Susan Rafferty - 26 October 2021

*From: Susan Rafferty
Sent: Tue, 26 Oct 2021 18:22:47 +1100
To: Contact Us
Subject: questions on notice
Attachments: Q on N No.10.odt*

Questions on notice 3/11/21

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

At a previous meeting, Mr Stretton stated that a contract with veolia had not been signed. Given that all recycling plants are behind the same levee (heightened risk, egg in one basket) what is the current status of council's relationship with veolia?

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 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building

FILE NO: DA0464/2021

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Xsquared Architects
Property:	31 Brisbane Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	25/08/2021
Validity Date:	27/08/2021
Further Information Request:	30/08/2021
Further Information Received:	27/09/2021
Deemed Approval:	4/11/2021
Representations:	Eight

PREVIOUS COUNCIL CONSIDERATION:

D295/95 - Use premises as an office
D325/95 - Erection of signage
DA0519/2000 - Change of use to Tourist Accommodation
DA0691/2020 - Change of use to Single Dwelling

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

STANDARDS REQUIRING COUNCIL DISCRETION

15.4.6 Private open space
E2.5 Use Standards
E2.6.2 Excavation
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 DA0464/2021 - Residential - Change of Use to Communal Residence and Additions to a Building at 31 Brisbane Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover page, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A000, revision B, dated August 2021.
 - b. Site Plan, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A100, revision B, dated August 2021.
 - c. Ground Floor Plan - Demolition, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A200, revision B, dated August 2021.
 - d. First Floor Plan - Demolition, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A201, revision B, dated August 2021.
 - e. Ground Floor Plan, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A202, revision B, dated August 2021.
 - f. First Floor Plan, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A203, revision B, dated August 2021.
 - g. Roof Plan, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A204, revision B, dated August 2021.
 - h. Existing Elevations, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A300, revision B, dated August 2021.
 - i. Existing Elevations, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A301, revision B, dated August 2021.
-

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

- j. Street Elevations, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A302, revision B, dated August 2021.
- k. Elevations, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A303, revision B, dated August 2021.
- l. Elevations, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A304, revision B, dated August 2021.
- m. Sections, prepared by X-squared Architects, drawing no. 2104, Launceston Youth at Risk, 31 Brisbane Street, Launceston, page A400, revision B, dated August 2021.
- n. Architects Design Statement, prepared by X-squared Architects, Launceston Youth at Risk, 31 Brisbane Street, Launceston, undated.
- o. Environmental Site Assessment, prepared by ES&D, project no. 8003, 31 Brisbane Street, Launceston, dated September 2021.

2. BICYCLE PARKING

Prior to the commencement of the use, not less than two bicycle parking spaces must be provided on the site. Such bicycle parking must be in accordance with the applicable Australian Standard.

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01463-LCC, 10/09/2021 and attached to the permit.

6. 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.

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

7. APPLICATION TO ALTER A STORMWATER SERVICE

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

All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

8. 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. OCCUPATION OF ROAD RESERVE (COMPLEX)

Any works in the road reserve, or requiring the occupation of the road reserve, must be undertaken by, or under the supervision of a tradesman/contractor who is registered with the Council as a *Registered Contractor*.

Where it is necessary for works to occur within the road reserve or for the occupation of the road reserve, the express written permission of the General Manager Infrastructure and Assets Network is required. Application for the occupation of Tamar Street must be made 14 days prior to date of the scheduled occupation or works and detailing (but not limited to):

- a. The nature, dates and duration of the occupation and/or works,
 - b. The contractors name and registration number,
 - c. The traffic management works that are must employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
 - d. Any alternative pedestrian routes to be provided where the existing footpath in Tamar Street is unavailable for use due to the delivery of materials such as the precast concrete panels
 - e. Any temporary works required to maintain the serviceability of the road or footpath.
-

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

A permit issued for any occupation and/or works may be subject to conditions specifying or limiting:

- a. The nature, dates and duration of the occupation and/or works;
- b. The traffic management works that must be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles. Any alternative pedestrian routes to be provided where the existing footpath in Tamar Street is unavailable for use due to the delivery of materials such as the precast concrete panels
- c. Any temporary works required to maintain the serviceability of the road or footpath,
- d. All remedial works required to repair any damage to the road reserve resulting from the occupation and/or works.

Inspections must be arranged for prior to the commencement of the occupation and at the completion of the works.

10. OCCUPATION OF ROAD RESERVE (METERED PARKING BAYS)

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

11. AMENITY

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

12. NO BURNING OF WASTE

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

13. 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;
-

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

- c. not undertake any burning of waste materials on site;
- d. remove all rubbish from the site for disposal at a licensed refuse disposal site;
- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos Code of Practice* or any subsequent versions of the document.

14. CONTAMINATED LAND

An Environmental Site Assessment Report has been prepared by Environmental Service and Design (ES&D), dated September 2021 as there is a *potentially contaminated site* alert for this property; petroleum product or oil storage and commercial engine and machinery repair site.

The proposed change of use does not require any further investigation at this time, but should any new information come to light during the demolition or construction works, which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Council and (the Environmental Protection Authority if relevant), immediately upon discovery.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0646/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (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. Archaeology

The area is one of the oldest residential areas in Launceston and it is recommended that any excavations on the site be preceded by a suitably qualified archaeological expert investigation.

F. No Approval for alterations to Driveway Crossover

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

9.1 DA0464/2021 - 31 Brisbane Street, Launceston - Residential - Change of Use to Communal Residence and Alterations and Additions to a Building ... (Cont'd)

REPORT:

1. THE PROPOSAL

It is proposed to demolish the existing 58m² garage at 31 Brisbane Street, Launceston and to construct a new two-storey extension in the south east corner of the 572m² lot. The extension will be joined at the upper level to the main building by an enclosed bridge and will provide for ground floor garage (three vehicles), storage, stairs, lift and a meeting room, whilst the upstairs will provide for bedrooms six to eight, accessible bathroom, storage, lift and stairs.

The original dwelling will be renovated to provide for bedrooms two to five and the staff bedroom, bathrooms, lounge, games room and gymnasium upstairs, whilst the ground floor will provide for bedroom one, accessible bathroom, kitchen, lounge/dining and office and programs room. A platform lift will be installed on the eastern end of the front verandah to provide for wheelchair access to the main entrance. A new gate will be cut into the existing wall.

The use of the premises will change from that of Residential - Single Dwelling, approved in 2020, to Residential - Communal Residence.

The use will also include administration and the provision of relevant professional guidance and assessment functions that are considered to be incidental to the operation of the communal residence and the care of the residents.

Residential use on the upper floor in the Urban Mixed zone is classed as permitted, whereas residential use on the ground floor is classed as discretionary.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is an irregularly shaped lot of some 572m², located on the south-eastern corner of the junction of Brisbane and Tamar Streets, Launceston. The site falls some 3m from south-east to north-west with a gradient of around 10%.

Currently, the site contains a two-storey dwelling and garage, with frontage to Brisbane Street and vehicular access via Tamar Street. The site is adjoined to the east by a pharmacy and to the south by a private club. The *City Park* is located across Brisbane Street to the north. A range of residential, commercial and open space activities surround the site, which is some 200m east of the Central Business District zone and some 40m west of the Inner Residential zone.

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Whilst the adjoining land to the east is listed as potentially contaminated as a result of an underground fuel tank from the late 1950s to the late 1970s, no evidence of contamination at 31 Brisbane Street was discovered in the environmental assessment undertaken by Environmental Service and Design (ES&D) and accompanying this application.

Although identified in the *2007 Launceston Heritage Study*, the site is not contained in the State or the Council's heritage lists.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

15.0 Urban Mixed Use Zone

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.

15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.

15.1.1.4 To create:

- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
- (b) appropriate provision for car parking, pedestrian access and traffic circulation.

Consistent

The proposal seeks to expand the building and change its use from single dwelling to communal residence, both within the Residential use class of the scheme. As such, it is consistent with the purpose of the zone to provide for the integration of residential, retail, community services and commercial activities in urban locations. The use becomes discretionary as it includes residential use on the ground floor.

15.4 Development Standards

15.4.1 Building height, setback and siting

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Consistent

The proposal complies with the acceptable solutions.

A1 Building height must be no greater than:

- (a) 12m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.

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<p>Complies Notwithstanding that the ground level of the proposed extension is around 1.5m higher than that of the existing dwelling, at some 8m it remains approximately 2m below that of the existing building and well below the prescribed maximum height.</p>
<p>A2 Setback from a frontage: (a) must be built to the frontage at ground level; or (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.</p>
<p>Complies As the existing building is built to each frontage it is considered to comply with the Acceptable Solution A2 (a) and the proposed extension, proposed to be built forward of the existing garage (to be demolished) but still less than the existing building does not therefore invoke discretion. Additionally, it is noted that, the building on the adjoining lot to the east is built to the boundary, whereas the building to the south is setback some 17.5m. The proposed extension is setback between 7m and 10m from the Tamar Street boundary and complies with A2 (b).</p>
<p>A3 Setback from a side boundary: (a) must be built to the side boundaries at ground level; or (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.</p>
<p>Complies The proposed extension is built to the side boundaries.</p>

15.4.2 Location of car parking

<p>Objective: To ensure that car parking: (a) does not detract from the streetscape; and (b) provides for vehicle and pedestrian safety.</p>
<p>Consistent The proposal complies with the acceptable solution.</p>
<p>A1 Car parking must be located: (a) within the building structure; or (b) behind the building.</p>
<p>Complies Car parking is located within the proposed three car garage, with some additional car parking possible on the sealed area in front of the garage. The garage and sealed area is located at the rear of the existing building.</p>

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15.4.3 Active ground floors

Objective: To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.
Consistent The proposal complies with the applicable acceptable solutions.
A3 The building must: (a) provide a direct access for pedestrians from the road or publicly accessible areas; and (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.
Complies The proposed communal residence provides direct access for pedestrians from the road and is orientated to face the road.
A4 The total width of the door or doors on a garage facing a frontage must be no wider than 6m.
Complies The proposed garage door, facing Tamar Street, is to be 5m wide.

15.4.4 Pedestrian access to dwellings

Objective: To ensure pedestrian access to residential development is safe and convenient.
Consistent The proposal complies with the applicable acceptable solutions.
A1.1 New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and A1.2 Pedestrian access directly onto a road frontage must be no wider than 4m.
Complies A1.1 There are no other uses of the building for the pedestrian access to be independent of. A 1.2 There are two pedestrian accesses to Brisbane Street, one leading to the front stairs and one providing access to a platform lift to raise wheel chairs to the level of the verandah and allow access via the main front door.

15.4.6 Private open space

Objective: To provide adequate and useable private open space for the needs of residents.
Consistent The proposal is for a communal residence and satisfies the performance criteria.

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<p>A1 Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:</p> <ul style="list-style-type: none"> (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or (b) wholly above ground floor, 8m² with a minimum horizontal dimension of 2m; or (c) a roof-top area, 10m² with a minimum horizontal dimension of 2m.
<p>Relies on Performance Criteria</p> <p>The proposal includes some 25m² of verandah at the front of the building and some 55m² of private open space at the rear of the building at ground level and a further 90m² in front of the garage (this being useable multi-purpose space rather than dedicated private open space). However, it is unable to meet the minimum prescribed measures of the acceptable solution and performance criteria is relied upon.</p>
<p>P1 Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents having regard to:</p> <ul style="list-style-type: none"> (a) the size and useability of the private open spaces; (b) the accessibility of the private open space; (c) the availability of common open space; (d) the availability of and access to public open space; (e) the orientation of the lot to the road; and (f) the ability of the private open space to receive adequate solar access.
<p>Complies</p> <p>With regard to prescribed matters it is noted that the site provides some 170m² of useable private open space, albeit sealed rather than grassed. It is not uncommon for children to play on the sealed driveways and parking areas of residential developments.</p> <p>The areas of private open space are readily accessible from the communal residence, including by wheelchair.</p> <p>31 Brisbane Street is directly opposite the <i>City Park</i> via a controlled intersection. The <i>Windmill Hill Reserve</i> and the Aquatic centre are located within walking distance and the <i>Riverbend Park</i> and <i>Heritage Park</i> are within walking or cycling distance. The public library is also within walking distance.</p> <p>The verandah will receive all day sun and the area in front of the garage will receive afternoon sun.</p> <p>It is considered that the proposed communal residence satisfies the performance criteria.</p>

15.4.8 Storage

<p>Objective: To provide adequate storage facilities for each dwelling.</p>

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<p>Consistent The proposal complies with the applicable acceptable solution.</p>
<p>A1 Each dwelling must have access to 6m³ of dedicated, secure storage space not located between the primary frontage and the facade of a dwelling.</p>
<p>Complies In excess of 6m³ of dedicated storage space is provided on the ground floor of the proposed extension.</p>

E2.0 Potentially Contaminated Land Code

<p>E2.1 The purpose of this provision is to: (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.</p>
<p>Consistent The Environmental Site Assessment, prepared by ES&D demonstrates that the use and development of the land will not adversely impact on human health or the environment. The proposal is consistent with the purpose of the code.</p>

E2.5 Use Standards

<p>Objective: To ensure that potentially contaminated land is suitable for the intended use.</p>
<p>Consistent The proposal complies with the applicable performance criteria.</p>
<p>A1 The Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.</p>
<p>Relies on Performance Criteria No such approval has been given and the proposal relies upon performance criteria.</p>
<p>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.</p>

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Complies
 The Environmental Site Assessment, prepared by ES&D has confirmed that there is no evidence the land is contaminated. The performance criteria are satisfied.

E2.6 Development Standards

E2.6.2 Excavation

Objective:
 To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.

Consistent
 The proposal complies with the applicable performance criteria.

A1 No acceptable solution.

Relies on Performance Criteria
 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
 The Environmental Site Assessment, prepared by ES&D has confirmed that there is no evidence the land is contaminated. The performance criteria are satisfied.

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

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Consistent
 The proposal is for a communal residence and provides suitable car parking and manoeuvring areas for the reasonable needs of the proposal and is consistent with the purpose of the code.

E6.5 Use Standards

E6.5.1 Car parking numbers

<p>Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p>
<p>Consistent The proposal satisfies the applicable performance criteria.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Relies on Performance Criteria The Table requires the provision of two car parking spaces for every three bedrooms. As the proposal includes nine bedrooms, six car parking spaces are required to satisfy the acceptable solution. Three car parking spaces are provided and performance criteria are relied upon.</p>
<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) an assessment of the actual car parking demand determined in light of the nature of the use and development; (g) the effect on streetscape; and (h) the recommendations of any traffic impact assessment prepared for the proposal; or

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<p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the locality; or <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>
<p>Complies</p> <ul style="list-style-type: none"> (a) Public off-road parking is available in Cameron Street and Brisbane Street, both within 200m from the site. (b) The car parking provided on the site is limited to the staff and there is no suggestion that this may be shared with multiple users. (c) Public transport, including school bus routes, are readily available in the immediate area or within the CBD. Taxis and Ubers are similarly readily available around the city area. (d) The relatively small size of the lot and the existing and proposed buildings limits the ability to provide further car parking on-site. (e) Timed on-street parking is also available within the surrounding streets, with metered parking to the west and timed parking to the east. (f) Given that the proposed communal residence is intended in this instance to cater for youth at risk, the only people driving to the site will be staff and community service providers and three car parking spaces, with perhaps one additional parking space in front of the garage from time to time, is considered adequate. There is not expected to be a high number of visitors to the site and they will be required to park off-site (g) There is no significant impact on the streetscape from the proposed car parking arrangement, however this is likely to change if more on-site car parking was proposed. Additionally, it would be likely that such additional parking would have to reverse out onto Tamar Street which would have an adverse impact on road safety. (h) Given the low volume of parking required, a Traffic Impact Assessment was not required. <p>Having regard to the above, it is considered that the provision of three on-site parking spaces is adequate for the reasonable needs of the use and the performance criteria are met.</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>Consistent The proposal complies with the applicable acceptable solution.</p>

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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>Complies</p> <p>The Table requires one bicycle space per five bedrooms. Whilst no bicycle parking is proposed, a condition is recommended requiring the provision of the required two bicycle parking bays constructed in accordance with the relevant Australian Standard.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
<p>Consistent</p> <p>The proposal satisfies the acceptable solution.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies</p> <p>The parking and manoeuvring spaces comply with the applicable standards. They are formed and drained and have a gradient of less than 10%. Parking within the garage will be appropriately delineated. No change to the existing access is proposed.</p>

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.
<p>Consistent</p> <p>The proposal satisfies the acceptable solution.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level.

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<p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p> <p>Complies The design and layout of the parking and manoeuvring complies with the applicable standards.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/01463-LCC, 10/09/2021.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 29 September to 13 October 2021. Eight 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.

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It is noted that clause 8.10.2 (b) of the scheme requires that when determining an application, the planning authority must take into consideration matters raised in representation but in the exercise of discretion only insofar as such matter is relevant to the discretion being exercised.

<p>Issue 1 What alternative options are open to the proponents to provide facilities for youth at risk (eg. University of Tasmania research program focused on flexible accommodation for young people at risk).</p>
<p><i>Response 1</i> <i>It is not the role of the Planning Authority to speculate on alternative options that may be available to the proponent. The Planning Authority can only assess the planning application that is submitted.</i></p>
<p>Issue 2 The building is heritage listed.</p>
<p><i>Response 2</i> <i>The building is not heritage listed at a State or local level. The Council's Place and Heritage Officer advises that whilst the site was identified in the 2007 Launceston Heritage Study, it has not been nominated or processed.</i></p>
<p>Issue 3 The site lacks suitable outdoor and green space on-site for the residents to recreate.</p>
<p><i>Response 3</i> <i>The site provides both internal and external recreation space, the verandah and rear yard, plus the area in front of the garage, provide a useable area, although not green, for outdoor recreation. Additionally, the site is opposite the City Park and is within walking distance of the Aquatic Centre and cycling (if not walking) distance to Riverbend Park and Heritage Park.</i></p>
<p>Issue 4 Professional advice should be provided in regard to the safety of the residents reliant upon places such as the City Park for their recreation and upon the general public when confronted with these residents in a stressful situation.</p>
<p><i>Response 4</i> <i>It is unclear why such professional advice is required to address the safety of the residents of this communal residence and those around them when in a public park or feeling stressed as opposed to the safety of any other users of the park. This is not a relevant planning ground.</i></p>
<p>Issue 5 The existing tree on the property is significant and important to the property and should be retained.</p>

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Response 5

The tree was not included in the application proposal and has been removed by the proponents. Removal of the tree did not require approval under the planning scheme.

Issue 6

The project is titled *Launceston Youth at Risk* and there have been various public statements in support of the proposal, including from Minister Ferguson announcing the facility will be for youth aged 12 -15 and that the preferred contractor to operate the facility is Youth Family and Community Connections (YFCC). The application does not disclose what actual accommodation or support services will be operated from the site.

Response 6

The application is for a communal dwelling, defined in the scheme as: use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.

Just as the planning scheme does not require an applicant to describe who will live in a dwelling, or provide the social history and needs of customers to a business, so too the scheme does not require disclosure of who the residents of a communal dwelling are or how it operates, beyond matters such as the number of residents.

It is clear that there will be nine unrelated residents (eight youths and one carer) and that incidental office and meeting room spaces are included. The specific support services provided to the residents is a matter of their privacy. Similarly, the length of their stay is no more relevant, in terms of the scheme, than is the length of stay of individuals in group houses throughout the City of Launceston.

Issue 7

Launceston's children must be able to grow up supported, in a nourishing, caring environment. A group house accommodation of similarly, but conflicting childhood experiences supervised by a single person, is inappropriate.

Response 7

This is a social issue that many government and private services seek to deal with every day. In this instance, those agencies have considered the proposal at 31 Brisbane Street to meet an identified need. It is beyond the scope of the planning scheme to consider the social theory behind this proposal.

Issue 8

The proposed extension is out of character with the rest of the building and all those surrounding the site.

Response 8

The proposed extension is lower than the existing building and is setback from the frontage and behind an existing wall and tree. The site is not heritage listed and the proposed extension does not rely upon any streetscape performance criteria. There is no discretion to exercise with regard to such design preferences.

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<p>Issue 9 The proposal is an over-development of this small site.</p>
<p><i>Response 9</i> <i>This is a matter of opinion. The site is within the Urban Mixed zone. The scheme does not apply any maximum site coverage in the zone and encourages building to all boundaries.</i></p>
<p>Issue 10 The location on one of the most congested roadways in central Launceston, opposite a hotel and without immediate outdoor recreational space, is inappropriate.</p>
<p><i>Response 10</i> <i>There is adequate outdoor space within the site to meet most of the needs of the residents and easy access to various parks and other public facilities. Outside the premises is a controlled intersection to allow safe crossing of the roads.</i></p>
<p>Issue 11 The area is one of the oldest residential areas in Launceston and any excavations on the site should be preceded by a suitably qualified archaeological expert investigation.</p>
<p><i>Response 11</i> <i>There is no relevant provision within the scheme to support such a condition. Nevertheless, a note is proposed to be included recommending such action.</i></p>
<p>Issue 12 The area still contains a large number of private residences and is not as described in the application on the edge of the Central Business District.</p>
<p><i>Response 12</i> <i>The site is 200m from the edge of the CBD and 40m from the edge of the Inner Residential zone. It is correct that there are a number of residences in the surrounding area.</i></p>
<p>Issue 13 The application refers to kerbside parking. Is this for visitors? There is already a parking shortage in the area.</p>
<p><i>Response 13</i> <i>The application notes that kerbside parking exists. No visitor parking is provided on the site. Additional parking on the site would not be able to turn on-site and reversing into the busy Tamar Street is not encouraged. There are two public off-street car parks within 200m and several metered or otherwise time limited parking spaces within a similar distance. Visitors to the site will be expected to park elsewhere and walk to the site. It is noted that the parking exemption area runs down the centre of Tamar Street.</i></p>
<p>Issue 14 A small scale suburban residence provides a more normal lifestyle than an imposing old house. We would have thought that gone are the days when old historic houses are converted into institutional care buildings.</p>

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<p><i>Response 14</i> <i>Similar to earlier comments, it is not within the capacity of the scheme to consider social policy.</i></p>
<p>Issue 15 There is only one carer/supervisor (a single room/single bed). Surely a husband/wife team would work better and particularly as both male and female clients will be catered for.</p>
<p><i>Response 15</i> <i>Similar to earlier comments, it is not within the capacity of the scheme to consider social policy.</i></p>
<p>Issue 16 This is an area where many tourists are visiting, including walking from the top end of Brisbane Street to the CBD to dine in restaurants, cafes, visit the museums, walk to <i>University of Tasmania Stadium, Boags Brewery</i> and visit many other local attractions. Tourists are very valuable to Launceston.</p>
<p><i>Response 16</i> <i>It is agreed that tourism is important to the City.</i></p>
<p>Issue 17 This may result in groups of youths congregating around the front of the building smoking and engaging in generally unsocial behaviour (similar to what happens in the Mall) which is not what the City needs at the tourist end of town.</p>
<p><i>Response 17</i> <i>Management of such hypothetical situations is beyond the scope of the planning scheme.</i></p>

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

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SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

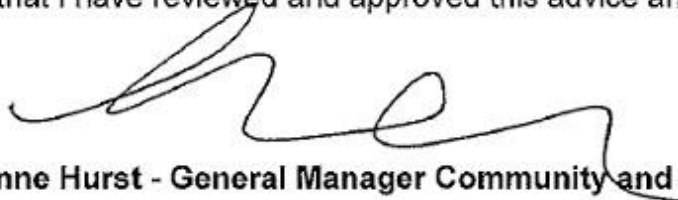
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 31 Brisbane Street, Launceston (*electronically distributed*)
 2. Plans to be Endorsed - 31 Brisbane Street, Launceston (*electronically distributed*)
 3. TasWater SPAN - 31 Brisbane Street, Launceston (*electronically distributed*)
 4. Representations - 31 Brisbane Street, Launceston (*electronically distributed*)
 5. Applicant's Response to Representations - 31 Brisbane Street, Launceston (*electronically distributed*)
-

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio**FILE NO:** DA0504/2021**AUTHOR:** Maria Chledowska (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	mjarchitecture
Property:	22-26 Cameron Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	9/09/2021
Validity Date:	10/09/2021
Further Information Request:	16/09/2021
Further Information Received:	23/09/2021
Extension of time:	4/11/2021
Representations:	Four

PREVIOUS COUNCIL CONSIDERATION:

DA0045/2018 - Educational and Occasional Care - change of use to tertiary education

STANDARDS REQUIRING COUNCIL DISCRETION

15.3.4 Noise level
E6.5.2 Bicycle 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 DA0504/2021 - Crown Mill - Sport and Recreation - Partial Change of Use to Pilates Studio at 22-26 Cameron Street, Launceston subject to the following conditions:

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Location Plan, prepared by mjarchitecture, Project No.2113, Drawing No. D00.00, Revision: 01, Dated 7/09/2021.
- b. Site Plan, prepared by mjarchitecture, Project No.2113, Drawing No. D01.01, Revision: 01, Dated 7/09/2021.
- c. Ground Floor Demolition Plan, prepared by mjarchitecture, Project No.2113, Drawing No. D001.02, Revision: 01, Dated 7/09/2021.
- d. Ground Floor Plan, prepared by mjarchitecture, Project No.2113, Drawing No. D01.03, Revision: 01, Dated 7/09/2021.

2. NO AMPLIFIED MUSIC

No amplified music or percussion music is to be played within the Pilates Studio.

3. LEGAL TITLE

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

4. EXTERIOR AND SECURITY LIGHTING

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

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01543-LCC, 16/09/2021 and attached to the permit.

6. BUSINESS HOURS

The operation of the Pilates Studio must be confined to:

Monday - Friday - 5am to 8pm

Saturday and Sunday - 6am to 12pm

7. 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.

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

8. OCCUPATION OF ROAD RESERVE (METERED PARKING BAYS)

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

9. CAPPING OF SERVICES

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

10. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

11. DEMOLITION

The Developer must:

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

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0504/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

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.

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

REPORT:**1. THE PROPOSAL**

The applicant seeks approval for a change of use for the Crown Mill building at 22-26 Cameron Street, Launceston. The proposal is to change the use of the first floor of the building formerly used for tertiary education to a Pilates Studio. It is proposed that the studio will have 20 machines, which are used during classes. The Pilates Studio will employ two persons. The existing amenities are to be updated to provide toilets and showers for participants. The classes will operate 5am to 8pm - Monday to Friday and 6am to 12pm - Saturday and Sunday.

No structural or external changes are proposed for this change in use.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is located in Cameron Street, on the outer fringe of the Launceston CBD. The Crown Mill building consists of four storeys of varying professional uses, including finance, marketing, digital media development and an IT consultancy.

The site is opposite the *Hotel Grand Chancellor* and is adjacent to a taxi depot and a Council operated public car park. Other adjacent uses include *Housing Services Tasmania* offices and the *Holy Trinity Church*. Pedestrian access to the site is via the existing entry way on the ground floor on Cameron Street, whilst an undercover laneway leads to a limited number of parking spaces behind the building line. Three car parking spaces are provided for the occupants of the subject unit known as Unit 5a.

The site is within the Car Parking Exemption Area.

3. PLANNING SCHEME REQUIREMENTS**3.1 Zone Purpose****15.0 Urban Mixed Use Zone****15.1.1 Zone Purpose Statements**

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.

15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.

15.1.1.4 To create:

(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic circulation.

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

Consistent

15.1.1.1 - The proposed Pilates Studio is to be integrated within the existing Crown Mill Building, which currently provides for a number of commercial, business and professional services and uses.

15.1.1.2 - The use of the Crown Mill Building for the proposed Pilates Studio is consistent as it adds to the diverse range of uses within the zone promoting different levels of activity.

15.1.1.3 - No residential, visitor accommodation or tourist operation uses are proposed.

15.1.1.4 -

(a) The proposed change of use does not propose any changes to the existing frontage at road level.

(b) The site is located within close proximity to a public car park with good pedestrian and vehicular access, and is located within walking distance of the City centre.

15.3 Use Standards

15.3.1 Hours of operation

Objective:

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

Consistent

The proposed non-residential use is not likely to cause loss of amenity to nearby sensitive uses.

15.3.2 Mechanical plant and equipment

Objective:

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

Consistent

The proposed use does not propose any changes to the existing mechanical plant and equipment associated with air conditioning, heating and extraction systems.

15.3.4 Noise level

Objective:

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

Consistent

The use of the site for proposed Pilates Studio is unlikely to impact sensitive uses nearby.

A1 Noise generated by a use on the site must:

(a) not exceed a time average A-weighted sound pressure level (L_{aeq}) of 5dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

(b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

Relies on Performance Criteria

No background noise has been measured on the boundary of the site, therefore, the assessment against the performance criteria is required.

P1 Noise levels generated by a 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) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

Complies

The Pilates Studio will occupy the first floor of the building and provide classes for 20 participants at one time using pilates machines. The classes will occur Monday to Friday - 5am to 8pm and Saturday and Sunday - 6am to 12pm. The sensitive uses nearby include the *Hotel Grand Chancellor* across Cameron Street, the *Verge Hotel* adjoining the Cimitiere car park and dwellings located in Tamar Street. The noise levels generated by the studio will unlikely to impact the guests of both hotels and the residents within the nearby dwellings. The machines generate relatively low noise level that is unlikely to be audible within adjoining buildings considering the distances and the background noise from the vehicles traffic.

15.4 Development Standards

15.4.2 Location of car parking

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Consistent

No changes to the existing parking at the rear of the building are proposed.

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;

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

- (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

- (a) An appropriate level of vehicle parking is provided by existing parking spaces on site and the adjacent public car park.
- (b) The site's close proximity to the city actively encourages walking, cycling and public transport as a means to access the use.
- (c) The existing access for vehicles and pedestrians are safe and adequate.
- (d) The use is not expected to generate an increase in parking demand that would diminish the amenity of the locality.
- (e) The existing parking spaces on site have been designed to conform to the relevant standards.
- (f) The proposal is consistent with the Launceston CBD Parking Exemption Area precinct plan.

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

There are three existing car parking spaces for the subject tenancy which are provided at the rear of the building. As the site is within the parking exemption zone, no additional car parking spaces are required.

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

No changes to the parking provided for the building is proposed.

E6.5.2 Bicycle parking numbers

Objective:

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

Consistent

An appropriate level of bicycle parking spaces will be provided for the proposed use.

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.

Relies on Performance Criteria

With a floor area of 347m², seven bicycle parking spaces is required. There are seven spaces available on the site or within 50m of the site.

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

<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 There are two bicycle parking spaces provided within the adjoining Council car park. Additional bicycle parking spaces can be provided by Council where there is demand and the existing hoops are utilised.</p>

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E6.7.1.3 Local area provisions

<p>Objective: To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.</p>
<p>Consistent No additional parking is proposed.</p>
<p>A1 On-site car parking is:</p> <ul style="list-style-type: none"> (a) not provided; or (b) not increased above existing parking numbers.
<p>Complies No additional parking is proposed.</p>

4. REFERRALS

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

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

REFERRAL	COMMENTS
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA TWDA 2021/01543-LCC, 16/09/2021.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	THC expressed <i>No Interest</i> in the proposed change of use.
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 25 September to 11 October 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 Impact of noise created by 20 rowing machines plus music and instructor on the business located below; query acoustic separation to the ground floor; no considerations of the noise impact on tenants and the Verge Hotel.</p>
<p><i>Response 1</i> <i>The noise standards within the Urban Mix zone are only relevant to sensitive uses. Offices are not sensitive uses and there is no provisions restricting noise. The sensitive uses nearby include the Grand Chancellor Hotel, the Verge Hotel and a dwelling located in Tamar Street. The noise generated by the studio will unlikely to impact the guests and residents given the distances and the background noise from the vehicular traffic. The noise impact on tenants at the ground floor is not considered under the planning provisions. Should noise from the studio become a nuisance to the tenants of the building there are mechanisms, under the Environmental Management Pollution and Pollution Control Act (EMPCA), to address this.</i></p>
<p>Issue 2 Security of the building outside of business hours</p>
<p><i>Response 2</i> <i>Security of the building is not considered under the planning scheme.</i></p>

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

<p>Issue 3 Presence of asbestos lining in the bathroom and drainage pipe works.</p>
<p><i>Response 3</i> <i>Asbestos presence is not a matter for assessment under the planning scheme.</i></p>
<p>Issue 4 No accessible toilets provided; no lift access for people with disabilities to access the therapy area.</p>
<p><i>Response 4</i> <i>Toilets for staff, clients and ambulant toilets are not part of the planning assessment; these matters are considered at a building application stage.</i></p>
<p>Issue 5 Query structural sufficiency for existing timber floor with a thin concrete screed over.</p>
<p><i>Response 5</i> <i>Structural matters of the building are not considered at the planning application stage.</i></p>
<p>Issue 6 Lack of parking.</p>
<p><i>Response 6</i> <i>The site is within the Car Parking Area Exemption and a provision of car parking is not required.</i></p>

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

9.2 DA0504/2021 - Crown Mill - 22-26 Cameron Street, Launceston - Sport and Recreation - Partial Change of Use to Pilates Studio ...(Cont'd)

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

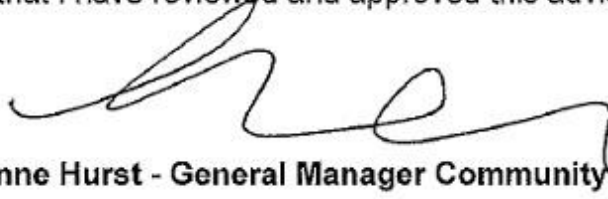
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 22-26 Cameron Street, Launceston (*electronically distributed*)
 2. Plans to be Endorsed - 22-26 Cameron Street, Launceston (*electronically distributed*)
 3. TasWater SPAN - 22-26 Cameron Street, Launceston (*electronically distributed*)
 3. Representations - 22-26 Cameron Street, Launceston (*electronically distributed*)
-

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor

FILE NO: DA0461/2021

AUTHOR: Catherine Mainsbridge (Senior 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:	LXN Architecture and Consulting
Property:	15 Quadrant, Launceston
Zoning:	Central Business
Receipt Date:	24/08/2021
Validity Date:	10/09/2021
Further Information Request:	31/08/2021
Further Information Received:	09/09/2021
Deemed Approval:	5/11/2021
Representations:	Three

STANDARDS REQUIRING COUNCIL DISCRETION

22.4.9 Storage
E13.6.1 Demolition
E13.6.5 Height and bulk of buildings
E13.6.6 Site of buildings and structure
E13.6.8 Roof form and materials
E13.6.9 Wall materials

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 DA0461/2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor for Use as a Holiday Unit at 15 Quadrant, Launceston subject to the following conditions:

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(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. Existing Floor Plans, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-03, Revision No. B, Scale 1:100, Dated 8/9/21.
- b. Demolition Plans, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-04, Revision No. B, Scale 1:100, Dated 8/9/21.
- c. Proposed Floor Plans GF, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-05, Revision No. B, Scale 1:100, Dated 8/9/21.
- d. Proposed Floor Plan L1, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-06, Revision No. A, Scale 1:100, Dated 18/8/21.
- e. Proposed Floor Plan L2, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-07, Revision No. A, Scale 1:100, Dated 18/8/21.
- f. Elevations Existing, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-08, Revision No. A, Scale 1:100, Dated 18/8/21.
- g. Elevations Existing, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-09, Revision No. A, Scale 1:100, Dated 18/8/21.
- h. Elevations Proposed, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-10, Revision No. A, Scale 1:100, Dated 18/8/21.
- i. Elevations Proposed, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-11, Revision No. A, Scale 1:100, Dated 18/8/21.
- j. Material Board, Prepared by LXN Architecture & Consulting, Project No A20114, Drawing No. DA-12, Revision No. A, Dated 18/8/21.

2. LEGAL TITLE

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

3. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01464-LCC, 07/09/2021 and attached to the permit.

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)

5. HERITAGE

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council *Notice of Heritage Decision* for THC Application No. 6673, dated 08/10/2021 and attached to the permit.

6. WATER METER LOCATION

All new and relocated water meters are to be located within the property boundary.

7. 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.

8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

9. APPLICATION TO ALTER A STORMWATER SERVICE

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

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)

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.

10. 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.

11. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Dwelling No	Strata Lot No.	Street Address
1	Retail Tenancy	15 Quadrant
2	Studio	1/12 Bookmakers Lane
3	Apartment	2/12 Bookmakers Lane

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

12. 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.

13. 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;

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- e. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos Code of Practice* or any subsequent versions of the document.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0461/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

E. Food Premises

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

REPORT:

1. THE PROPOSAL

Alterations and extensions are proposed to the existing partially two-storey building. The property had long been used as a butchery but the last tenant was a gourmet food store. The second level extends over the front section of the building.

The development includes removing the majority of internal walls. The ground floor will retain a retail tenancy to the Quadrant frontage and the rear will be developed with a studio apartment to be let as visitor accommodation. It will have a small courtyard at the rear adjoining the existing garage. The garage will serve the proposed dwelling on the upper floors which will be accessible by a new set of internal stairs and lift.

The second floor will be extended to the rear and will contain two ensuited bedrooms, a guest toilet and to the front an open plan kitchen, dining and living area. A semi arc shaped courtyard is proposed along the northern elevation. The development includes replacement of the facade windows with identical aluminium framed windows, removal of an existing planter box and replacement of the existing brickwork to the rear with face bricks.

A third level is also proposed over the rear and is to contain a main bedroom suite and sitting room study.

The extensions will be clad in face bricks and ribbed metal sheeting.

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2. LOCATION AND NEIGHBOURHOOD CHARACTER

The property is located on the outer side of the Quadrant Mall which is part of the central city within the Central Business District zone. Surrounding properties are generally two or three-storey with retail, personal and food service uses occupying the ground floor and residential, office and storage space above. At least three properties within the immediate vicinity have residential uses at the upper level. To the south of the site fronting York Street there are also two carparks, one level and one multiple-storey, with the building immediately behind and internal to the street block, privately leased for car parking.

The area has a number of historic buildings which are listed by the Tasmanian Heritage Council and the Planning scheme, the subject property within both listings.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

22.0 Central Business Zone

22.1.1 Zone Purpose Statements

22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.

22.1.1.2 To enhance the role of Launceston's central city area by encouraging intensive development of the central business district as the major retail, commercial and entertainment centre and the principal activity centre within the Northern Tasmania region.

22.1.1.3 To create:

(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic circulation.

22.1.1.4 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of the central business district.

Consistent

The proposal meets the zone purpose of enhancing the uses in the Central Business District as the application seeks to maintain a retail front for the primary frontage of the property while offering visitor and residential options to the rear and upper floors of the property.

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22.4 Development Standards

22.4.1 Building height, setback and siting

<p>Objective: To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; and (c) promotes and maintains high levels of public interaction and amenity.
<p>Consistent The bulk and form of the proposed development is compatible with the existing streetscape and character of the immediate surroundings and should not impact on the amenity of adjoining property.</p>
<p>A1 Building height must be no greater than:</p> <ul style="list-style-type: none"> (a) 14.5m; or (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.
<p>Complies The extensions will result in the rear section of the building being three storey, similar to the adjoining and other buildings in the vicinity with the maximum height being 9.6m tall and meeting the acceptable solution.</p>
<p>A2 Setback from a frontage must be:</p> <ul style="list-style-type: none"> (a) built to the frontage at ground level; or (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.
<p>Complies The building is constructed to the front boundary to meet (a).</p>
<p>A3 Setback from a side boundary must be:</p> <ul style="list-style-type: none"> (a) built to the side boundaries at ground level; or (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots
<p>Complies The existing building is constructed to the side boundaries to meet (a).</p>
<p>A4 The facade and entrance of the primary building, must be clearly visible and accessible from a road, for pedestrians and persons with a disability.</p>
<p>Complies The building has, and will retain, a fully glazed facade to the primary frontage.</p>

22.4.2 Location of car parking

<p>Objective: To ensure that car parking:</p> <ul style="list-style-type: none"> (a) does not detract from the streetscape; and (b) provides for vehicle and pedestrian safety.

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<p>Consistent The car parking associated with the property is not visible from the streetscape setting.</p>
<p>A1 Car parking must be located: (a) within the building structure; or (b) behind the building.</p>
<p>Complies The property has one car parking space which is located within the building structure at its rear.</p>

22.4.3 Active ground floors

<p>Objective: To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.</p>
<p>Consistent The facade of the building maintains the existing level of interaction.</p>
<p>A2 Alterations to ground floor facades of non-residential buildings must not: (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations; (b) have security grilles or screens that obscure the ground floor facade; (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>
<p>Complies There is no development proposed to the ground floor facade.</p>
<p>A3 The building must: (a) provide a direct access for pedestrians from the road or publicly accessible areas; and (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.</p>
<p>Complies The existing frontage access to the Quadrant is being maintained.</p>

22.4.5 Pedestrian access to dwellings

<p>Objective: To ensure pedestrian access to residential development is safe and convenient.</p>
<p>Consistent The access for the residential use will be safe and convenient for future residents.</p>

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A1.1 New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and
A1.2 Pedestrian access directly onto a road frontage must be no wider than 4m.
Complies Access to the residential use is at the rear of the property off Bookmakers Lane.

22.4.6 Daylight to windows

Objective: To allow adequate daylight into habitable room windows.
Consistent Habitable rooms will receive daylight.
A1 Where the minimum distance between: (a) a new window in a habitable room and an existing building; or (b) a new building constructed directly opposite an existing habitable room window, is less than 3m, a light court with an area of no less than 3m ² and dimension of no less than 1m clear to the sky must be provided.
Complies Habitable room windows face the Quadrant Mall or gain daylight via the area created by the proposed northern orientated patio on the mid level of the building.

22.4.7 Private open spaces

Objective: To provide adequate and useable private open space for the needs of residents.
Consistent Open space is provided by the patio on the middle level.
A1 Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising: (a) on the ground floor, 24m ² with a horizontal dimension of no less than 3m; or (b) wholly above ground floor, 8m ² with a horizontal dimension of no less than 2m; or (c) a roof-top area, 10m ² with a horizontal dimension of no less than 2m.
Complies A 27.9m ² patio is proposed on the first floor of the building to meet (b).

22.4.9 Storage

Objective: To provide adequate storage facilities for each dwelling.
Consistent Storage is provided for the dwelling.
A1 Each dwelling must have access to no less than 6m ³ of dedicated, secure storage space.

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<p>Relies on Performance Criteria A 3.9m² store is proposed off the garage and must be considered against the performance criteria.</p>
<p>P1 Each dwelling must provide adequate storage for the reasonable needs of the residents, having regard to:</p> <ul style="list-style-type: none"> (a) the size and type of dwelling proposed; (b) the location, type, and size of storage proposed; (c) the availability, accessibility and convenience of the storage proposed; and (d) any common or other types of storage on the site.
<p>Complies The storage area for the dwelling component is at ground level with the dwelling at the first and part of the second storey. It is considered appropriate given the following considerations:</p> <ul style="list-style-type: none"> (a) <i>the size and type of dwelling proposed;</i> The dwelling has three bedrooms but is otherwise compact in design. (b) <i>the location, type, and size of storage proposed;</i> Bedrooms have built in joinery and cupboards for other items are contained throughout the building. (c) <i>the availability, accessibility and convenience of the storage proposed; and</i> The proposed storage areas are appropriate for the scale of the development given the limited floor area. (d) <i>any common or other types of storage on the site.</i> There are no other types of storage.

E6.0 Parking and Sustainable Transport Code

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

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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.
Consistent An appropriate level of car parking is available in the vicinity to meet the needs of users of the site.
A1 The number of car parking spaces must: (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
Complies The property is located in the CBD parking precinct and meets the acceptable solution (d). Clause E6.7.3 has an objective of limiting on-site car parking and allows parking if it is not increasing parking numbers above existing levels. The site has one internal parking space at the rear of the site which will be retained as part of the development.

E6.5.2 Bicycle parking numbers

Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Consistent Bicycle parking is provided to meet the requirements of the use.
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.
Complies The General retail and hire/food services tenancy on the ground floor is existing and is provided with bicycle parking in the Quadrant. The Residential and Visitor accommodation use do not require bicycle parking.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
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Consistent
 The parking associated with the proposal is existing and no further assessment will be undertaken.

E6.6.2 Design and layout of parking areas

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

Consistent
 The parking associated with the proposal is existing and no further assessment will be undertaken.

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E6.7.1.3 Local area provisions

Objective:
 To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.

A1 On-site car parking is:
 (a) not provided; or
 (b) not increased above existing parking numbers.

Complies
 The site has one car parking space and the number of spaces is not being increased.

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 proposed development will protect and enhance the historic cultural heritage significance of local heritage place and its surrounds, the building being altered and extended to facilitate its ongoing use. The works have a minimal impact on the public views of the site to further reduce any impacts.

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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>Consistent The extent of demolition is minimal and will not impact on the historic cultural heritage significance of local heritage place.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; (d) the streetscape or setting in which the building or structure is located; (e) the cultural heritage values of the local heritage place; (f) the need for the development; (g) any options to reduce or mitigate deterioration; (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and (i) any overriding economic considerations.</p>
<p>Complies Demolition works include replacement of the upper level windows of the facade, removal of the internal walls of rooms on the ground floor along with the rear wall but are not considered to impact on the historic cultural heritage significance of local heritage place for the following reasons: (a) <i>the physical condition of the local heritage place;</i> The physical condition of the rear of building is not known to be poor but requires removal to facilitate the proposed development. The frames of the windows are failing and will be replaced by anodised framed double glazed windows of the same configuration of panes. (b) <i>the extent and rate of deterioration of the building or structure; and</i> (c) <i>the safety of the building or structure;</i> The building at the rear is not known to be deteriorating or a cause of public safety. The frames of the upper level windows are deteriorating. (d) <i>the streetscape or setting in which the building or structure is located;</i> The works are at the rear of the site and to service areas of the building.</p>

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- (e) *the cultural heritage values of the local heritage place;*
The section of building to be demolished is not known to be have specific significance.
- (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.*
The demolition is required to allow for the proposed development to occur and to allow a suitable and sustainable use of the site. The property has been vacant for approximately two years and in an area where ground floor tenancies regularly alter.

The proposed demolition is considered to minimise impacts on the buildings cultural heritage while providing for a continuing use of the site and therefore the performance requirements are met.

E13.6.4 Site coverage

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

Consistent
The site is totally encompassed by the building and this is not altering. Further assessment of this clause will not be undertaken.

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.

E13.6.5 Height and bulk of buildings

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

Consistent
The height and bulk of the building will be compatible with the historic cultural heritage significance of local heritage place and its surroundings.

A1 No acceptable solution.

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<p>Relies on Performance Criteria</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>Relies on Performance Criteria</p> <p>The form of the building is appropriate given consideration of the following:</p> <ul style="list-style-type: none"> (a) <i>the cultural heritage values of the local heritage place and setting;</i> The building's frontage to the Quadrant Mall. The ground floor glazing and entrance flooring are significant elements of the building and these will not be altering. (b) <i>the character and appearance of the existing building or place;</i> The front facade of the building is 6m wide over two levels and this will not be altering. The extensions at the rear of the building complete the second floor and construct a third level over the rear third. The height to the rear section is similar to the height of the pitch of 13 the Quadrant. It will not be visible from the Quadrant Mall but will be seen from Claytons and Bookmakers Lane at the rear. (c) <i>the height and bulk of other buildings in the surrounding area;</i> The buildings either side are three and four storeys in height, similar to other buildings in the Quadrant, the proposed extensions are therefore compatible in height and bulk and will not be obtrusive to the streetscape to either the Quadrant or laneways behind. (d) <i>the historic cultural heritage significance of adjacent places; and (e) the streetscape.</i> Most of the buildings in the Quadrant are listed both by the Tasmania Heritage Council and in the Launceston Interim Planning Scheme and together create the circular form of the street. Each building has its own significance but also has significance within its setting. <p>The performance criteria are able to be met.</p>

E13.6.6 Site of buildings and structure

<p>Objective:</p> <p>To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent</p> <p>The siting of the building is existing and remains compatible with the historic cultural heritage significance of local heritage place.</p>
<p>A1 No acceptable solution.</p>

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<p>Relies on Performance Criteria P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the topography of the site; (c) the size, shape, and orientation of the lot; (d) the setbacks of other buildings in the surrounding area; (e) the historic cultural heritage significance of adjacent places; and (f) the streetscape.</p>
<p>Complies The building is built to all boundaries and this situation is not altering. The significant elements of the facade are not being altered and are not impacted by the form and bulk of the building which retains its built footprint status over the 238m² site. The area is level and other buildings also extend to their boundaries with these elements helping create the circular street form and streetscape.</p> <p>The siting is considered to meet the performance criteria.</p>

E13.6.8 Roof form and materials

<p>Objective: To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent The roof form will be compatible with the historic cultural heritage significance of local heritage place and surrounding buildings.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria P1 Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the design, period of construction and materials of the dominant building on the site; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.</p>
<p>Complies The existing roof has a low pitch roof and this will be maintained for the proposed works. This should not impact on the cultural heritage values of the local heritage place and setting especially because the buildings either side have profiled roof parapets and the proposal will maintain the status quo and meet (a).</p>

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The proposed roof cladding will be *Trimdeck* profile sheeting, shale grey in colour which is considered to be appropriate. Given the low pitch of the roof it will not be visible from the street and will not impact on the streetscape.

The performance criteria are considered to be addressed.

E13.6.9 Wall materials

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

Consistent
The proposed material are compatible with the historic cultural heritage significance of local heritage places and its setting.

A1 No acceptable solution.

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

Complies
The proposed cladding is face brick and metal sheeting which is consistent with character of the building and streetscape and therefore the historic cultural heritage significance of the local heritage place and its setting to meet (a) and (d). The development is principally at the rear of the site which is surrounded by the rear of other buildings or raw concrete walls of the service type buildings to meet (b).

The performance criteria are considered to be addressed.

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.

Consistent
The existing garage at the rear of the site will be maintained and is considered appropriate in its setting

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4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditions of approval are recommended.
Environmental Health	Conditions of approval are recommended.
Heritage/Urban Design	<p>The Council's Place and Heritage officer has commented on the proposal. The only concern was the replacement of the first floor windows fronting the Quadrant Mall should replicate the design, this also covered by the THC. Otherwise the following summary was provided:</p> <p><i>The alterations to facades and roofs proposed are not considered to have any unreasonable impact on the historic cultural heritage significance of the local heritage place or its setting and therefore, to be consistent with the performance criteria to be assessed.</i></p> <p><i>The increase in residential use proposed to the upper floor is also considered to be positive in terms of urban design objectives addressing activation of streets and spaces in the city centre, prosperity of inner city businesses and provision of a diverse (and non-car dependent) housing types in close proximity to services.</i></p>
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2021/01464-LCC, 07/09/2021.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	Approval is recommended.
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

- 9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 11 September to 27 September 2021. Three representations were received, with the concerns of one able to be answered. The remaining issues are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1: The existing car spaces at the rear do not have legal frontage over Dell Lane.</p>
<p><i>Response 1:</i> This has been discussed with Infrastructure Assets who note the spaces are for the public and customers of properties off the rear of Coulter Court, those premises having rights over the lane.</p>
<p>Issue 2: The relocating of spaces at the rear of the site must be maintained on the Council's title of Bookmakers Lane.</p>
<p><i>Response 2:</i> The spaces will be maintained on the Bookmakers Lane title.</p>
<p>Issue 3: Concerns as to how the equipment required for the development will access the site. Dell Lane, being the functional access route, has a load limit of 4 tonne vehicle between the hours of 4pm and 10pm daily, and is subject to high volumes of traffic. The applicant has not approached the owner seeking use.</p>
<p><i>Response 3:</i> The developer has approached the writer and has prepared a construction management plan. This is to be discussed between parties to seek a resolution of the concerns.</p>
<p>Issue 4: The plans note that the wall adjoining 17-21 The Quadrant is a party wall but this is not the case. The plans should be altered and the development must not attach to the wall.</p>
<p><i>Response 4:</i> This is noted. A standard condition applies for all development to be contained within the confines of the legal title.</p>
<p>Issue 5: The proposal does not detail water proofing between building, whether construction methods will be monitored, hours of work and vibration sensors.</p>

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)

<p><i>Response 5:</i> <i>These matters relate to the construction phase and are administered by the relevant building surveyor. As noted above, the developer has prepared a construction management plan which can be provided to the writer.</i></p>
<p>Issue 6: There are two windows in the adjoining wall of 17-21 The Quadrant. How will light be maintained?</p>
<p><i>Response 6:</i> <i>It is confirmed that the development will be clear of the adjoining windows within the northern wall of 17-21 the Quadrant, the third storey only occupying part of that level.</i></p>
<p>Issue 7: The neighbouring wall also contains openings which have been covered over with cement sheet. How will these be maintained and fire rated?</p>
<p><i>Response 7:</i> <i>The developer is agreeable to fire rate the openings as part of the development.</i></p>
<p>Issue 8: Will the building be sited to avoid blocking signage on the adjoining southern wall?</p>
<p><i>Response 8:</i> <i>The signage approved on the adjoining building (DA0495/2016) is set at a height above ground of 10.92m and the top of the parapet of the new building is 9.6m. Therefore, the sign will not be covered over.</i></p>
<p>Issue 9: The neighbouring site has an emergency access and fire equipment at the rear which should not be blocked during construction.</p>
<p><i>Response 9:</i> <i>A condition will be imposed to prohibit blocking of openings of adjoining properties.</i></p>
<p>Issue 10: The DA is silent on traffic management during the construction period. How will access to properties be maintained?</p>
<p><i>Response 10:</i> <i>The construction works are beyond the planning process and are being negotiated with the owners of the adjoining property.</i></p>

6. CONCLUSION

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

9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

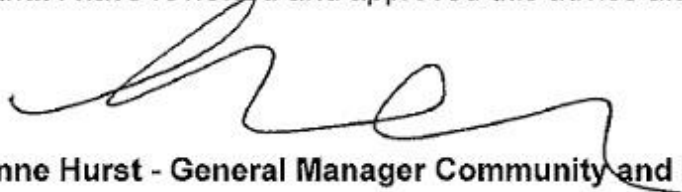
BUDGET & FINANCIAL ASPECTS:

Not considered relevant in this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

- 9.3 DA0461/2021 - 15 Quadrant, Launceston - 2021 Residential - Construction of Alterations and Extensions to the Existing Building for Use as a Single Dwelling, Visitor Accommodation - Construction of Alterations to the Rear Ground Floor ...(Cont'd)**
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ATTACHMENTS:

1. Locality Map - 15 Quadrant, Launceston (*electronically distributed*)
 2. Plans to be Endorsed -15 Quadrant, Launceston (*electronically distributed*)
 3. Representations - 15 Quadrant, Launceston (*electronically distributed*)
 4. TasWater SPAN - 15 Quadrant, Launceston (*electronically distributed*)
 5. THC Notice of Heritage Decision - 15 Quadrant, Launceston (*electronically distributed*)
-

10 ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Thursday 21 October 2021

- Delivered an address at the *Hazera Community Vigil* in Civic Square

Friday 22 October 2021

- Officiated at the opening night of *Mamma Mia!*

Saturday 23 October 2021

- Attended the *Northern Tasmanian Junior Soccer Association's* 2021 annual dinner

Sunday 24 October 2021

- Launched the *Royal Society of Tasmania Centenary Exhibition* at the Queen Victoria Museum and Art Gallery
- Attended the *Trevallyn Community Hall Trust* plaque unveiling

Tuesday 26 October 2021

- Attended the *Visit Northern Tasmania's* Annual General Meeting

Wednesday 27 October 2021

- Hosted the *Tasmanian Community Fund* 21st birthday civic function
- Attended the *Migrant Resource Centre's* Annual General Meeting

Thursday 28 October 2021

- Hosted the 60th Anniversary of *Franklin House* reception

Wednesday 3 November 2021

- Attended the *Migrant Resource Centre* triple graduation
 - Attended the *Launceston College* special awards ceremony
-
-

11 COUNCILLORS' REPORTS

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

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

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

12.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13 COMMITTEE REPORTS**13.1 Tender Review Committee Meeting - 14 October 2021****FILE NO:** SF0100/CD.028/2021**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tender submitted by Crossroads Civil Contracting Pty Ltd for the Howick Street (Wellington Street to High Street) - Road Asset Upgrade, Contract Number CD.028/2021 for \$432,170.47 (exclusive of GST).

REPORT:

The Tender Review Committee Meeting, held on 14 October 2021, determined the following:

That the sum submitted by submitted by Crossroads Civil Contracting Pty Ltd for the Howick Street (Wellington Street to High Street) - Road Asset Upgrade, Contract Number CD.028/2021 for \$432,170.47 (exclusive of GST) be accepted.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

13.1 Tender Review Committee Meeting - 14 October 2021 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

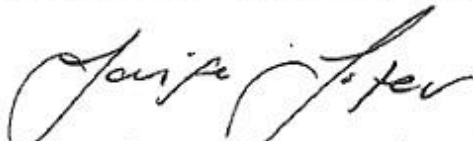
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted on 28 October 2021 and 4 November 2021 were:

Words at Work

Councillors participated in a Workshop designed to encourage the use inclusive language at work so as to improve workplace culture and drive productivity.

Workshop Planning for 2022

Councillors engaged in discussions regarding Workshop opportunities for 2022.

Land Use Planning in Levee Protected Areas Project - Draft Flood Risk Assessment and Mapping

Councillors received a presentation on the community consultation findings and draft Flood Risk Assessment and Mapping Project.

North East Rail Trail Unsolicited Proposal

Councillors discussed an unsolicited bid for the North East Rail Trail initiative.

Theme 6 - A Focused and Sustainable Council Tomorrow Together Discussion and Future Plans

Councillors were presented with an outline of Theme 6 - A Focused and Sustainable Council Tomorrow Together Discussion and Future Plans.

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

REPORT:

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

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

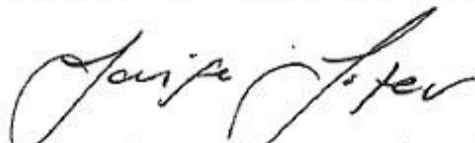
Not considered relevant to this report.

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 Community Grants (Round 1) 2021/2022

FILE NO: SF7273

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider applications for Community Grants received in Round 1, 2021/2022.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 October 2019 - Agenda Item 15.2 - Community Grants (Organisations) Policy Review (05-PI-018)

Council - 22 October 2019 - Agenda Item 15.1 - Community Grants (Individuals/Teams/Groups) Policy Review (05-PI-017)

RECOMMENDATION:

That the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$
Lions Club of Lilydale, Inc.	Lilydale Community Mens Shed	83%	\$5,000	\$5,000
Just Cats Inc.	Desexing for Financial Hardship cases	82%	\$3,000	\$3,000
Punchbowl Community Garden/Rotary Club Of Youngtown Inc.	Establishing four new all access garden beds	82%	\$3,609	\$3,609
Northern Suburbs Community Centre	<i>Polished Nails</i>	81%	\$3,800	\$3,800
Cancer Patients Foundation	<i>Look Good Feel Better</i>	74%	\$5,000	\$3,750
Nepali Society of Northern Tasmania Incorporated	Tutoring and mentoring for migrant and refugee - background primary school aged children	70%	\$5,000	\$3,750

16.1 Community Grants (Round 1) 2021/2022 ...(Cont'd)

Organisation	Project/Activity	Score	Requested \$	Recommended \$
Council on the Ageing (Tasmania) Inc. trading as COTA Tasmania	<i>Live Well Live Long - Phase 2</i>	67%	\$5,000	\$3,750
Launceston Nepalese Soccer Club	Children engagement and soccer training	67%	\$5,000	\$3,750
Starting Point Neighbourhood House	<i>Feeding the Northern Suburbs Cookbook</i>	53%	\$5,000	\$2,500
TOTAL			\$40,409	\$32,909
TOTAL AVAILABLE				\$35,000
BALANCE				\$2,091

* *Ella Dixon abstained from assessment of Feeding the Northern Suburbs Cookbook (Starting Point Neighbourhood House).*

2. notes the following Community Grant application will not be funded by Council, as the application received a score less than the recommended level for funding (ie. <50%).

Organisation	Event	Score	Requested \$	Recommended \$
City Baptist Inc.	<i>Living in the Present Moment</i>	49%	\$5,000	\$0
Total			\$5,000	\$0

REPORT:

Organisation Applications

The Community Grants Assessment Panel assessed each application against the assessment criteria (detailed below):

Assessment Points

- Identifies a clear community need for the project;
- Outcomes directly benefit the Launceston Community;
- Outlines clear engagement and collaboration with the community, enabling social connections and community participation;
- Project plan demonstrates good organisational planning for the project/activity; and

16.1 Community Grants (Round 1) 2021/2022 ...(Cont'd)

The project budget is detailed, realistic and:

- demonstrates the applicant is co-contributing at least 20% towards the project in addition to the funding requested (co-contribution can be either in-kind or financial);
- outlines how the City of Launceston funding will be utilised.

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

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

The total value of eligible requests received for Community Grants Round 1 2021/2022 is \$45,409. Based on the assessment results, the recommended allocation of funds for Round 1 2021/2022 is \$32,909.

Individual/Team/Group Applications

In accordance with the policy for Community Grants (Individuals/Teams/Groups) (05-PI-017), the following Community Grant (Individual/Team/Group) applications have been approved.

Community Grants (Individuals/Teams/Groups) applications approved from 1 July 2021

Individual/Team/Group	Activity	\$ Approved
Team - NTJSA U13 Boys (Black) Representative Soccer Team	Karl Posselt Cup in Merimbula, NSW	\$450
Team - Touch Football Tasmania, Under 16 Girls	National Youth Touch Football Championships Sunshine Coast, QLD	\$450
Team - Touch Football Tasmania, Under 12 Girls	National Youth Touch Football Championships Sunshine Coast, QLD	\$450
Team - Touch Football Tasmania, Under 14 Girls	National Youth Touch Football Championships Sunshine Coast, QLD	\$450
Individual	Windeward Bound Youth Leadership Challenge	\$100
TOTAL REQUESTED		\$1,900
FUNDS REMAINING		\$8,100

16.1 Community Grants (Round 1) 2021/2022 ...(Cont'd)

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact for those organisations by enabling projects and activities to be undertaken.

ENVIRONMENTAL IMPACT:

Approval of the recommended grants will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended grants will provide a number of valuable educational, social, health and lifestyle benefits to the Launceston community.

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 Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.
3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

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.
 2. To define and communicate our role in promoting social inclusion and equity.
 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.
-

16.1 Community Grants (Round 1) 2021/2022 ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Community Grants - Organisations	\$
Available Funds for Round 1	\$35,000
Amount Recommended for Round 1	\$32,909
BALANCE	\$2,091*

* *Unallocated funds of \$2,091 from Community Grants (Organisations) 2021/2022 Round 1 to be allocated to Community Grants (Organisations) 2021/2022 Round 2.*

Community Grants - Individual/Team/Group	\$
Available Funds	\$10,000
Amount Allocated	\$1,900
BALANCE	\$8,100*

* *Allocated to Community Grants (Individual/Team/Group) for remainder of the 2021/2022 Financial Year.*

The total budget for Community Grants for 2021/2022 is \$80,000. There are two funding rounds per year. As per the Community Grants (Organisations) Policy (05-PI-018), normally no more than one half of the budget will be recommended for approval in each funding round. Any funds left from one funding round will be allocated in the remaining funding rounds for that financial year.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

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 Strategic Transport Plans

FILE NO: SF7185/SF4358/SF7019/SF6773

AUTHOR: Shane Eberhardt (General Manager Infrastructure and Assets Network)

CHIEF EXECUTIVE OFFICER: Michael Stretton

DECISION STATEMENT:

To consider the following strategic transport planning documents for endorsement and adoption:

- Greater Launceston Transport Vision;
- Launceston Transport Strategy 2020-2040;
- Launceston Transport Strategy 2020-2040 - Four Year Implementation Plan;
- Central Activities District Parking Implementation Plan; and
- Launceston Network Operations Plan

PREVIOUS COUNCIL CONSIDERATION:

Council - 6 February 2020 - Agenda Item 18.4 - Draft Greater Launceston Transport Vision and Work Plan

Adopted the Draft Greater Launceston Transport Vision and Work Plan for community consultation

Workshop - 27 August 2020 - Draft Transport Strategy

Councillors received a presentation and engaged in discussion on the development of the draft Launceston Transport Strategy

Workshop - 24 September 2020 - Draft Transport Strategy

Councillors received an update and engaged in discussions on the Launceston Transport Strategy

Workshop - 18 March 2021 - Draft Launceston Transport Strategy and Draft Central Activities District Parking Implementation Plan

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

Meeting - 22 April 2021 - Agenda Item 18.1 - Draft Launceston Transport Strategy - Public Consultation

Approved the release of the Draft Launceston Transport Strategy 2020-2040 for a four-week public comment period

18.1 Strategic Transport Plans ...(Cont'd)

Workshop - 8 July 2021 - Strategic Transport Plans

Councillors received a presentation and discussed a suite of draft strategic transport planning documents.

Workshop - 14 October 2021 - Draft Launceston Transport Strategy 2020-2040 and Central Activities District Parking Implementation Plan

Councillors received a presentation and discussed the outcome of the Draft Launceston Transport Strategy public consultation; and discussed the draft Central Activities District Parking Implementation Plan.

RECOMMENDATION:

1. That Council endorses:
 - a. the Greater Launceston Transport Vision (ECM Doc Set ID 4628230) and Greater Launceston Transport Vision Work Plan (ECM Doc Set ID 4628232);
 - b. the Launceston Transport Strategy 2020-2040 (ECM Doc Set ID 4628233);
 - c. the Launceston Transport Strategy 2020-2040 Four Year Implementation Plan 2021/2022 - 2024/2025 (ECM Doc Set ID 4628228);
 - d. the Central Activities District Parking Implementation Plan (ECM Doc Set ID 4629531); and
 - e. the Launceston Network Operations Plan (ECM Doc Set ID 4628229) and Launceston Network Operating Framework (ECM Doc Set ID 4628231).
2. If Recommendation 1. is resolved in the affirmative, makes the following documents redundant as they will be superseded by the above Strategies and Plans:
 - a. Launceston Transport Futures 2015;
 - b. Launceston Pedestrian Strategy 2015;
 - c. Launceston Bike Strategy 2015;
 - d. Launceston Safer Roads Strategy 2012; and
 - e. Parking and Sustainable Transport Strategy 2009.

REPORT:

The five documents referred to in this report all tie together to set the vision and direction, strategy and implementation plan for the future of transport in the City of Launceston.

The Greater Launceston Transport Vision is a regional vision, recognising that transport demands cross municipal boundaries and that a common direction is needed moving into the future.

18.1 Strategic Transport Plans ...(Cont'd)

The Launceston Transport Strategy 2020-2040 refines the vision to be reflective of the specific needs of our municipality and provides a framework for how the City of Launceston will progress towards this vision. The associated Four Year Implementation Plan refines the scope of works that the Council will deliver within the first years of the Strategy's implementation.

The Central Activities District Parking Implementation Plan recommends changes to parking provisions and restrictions within the Central Activities District, recognising that parking plays a key role in achieving the City of Launceston's vision for the future of transport within Launceston.

The Launceston Network Operating Plan recognises that there are inter-relationships between land use and transport networks and competing demands within our road corridors, and develops a plan to manage future road improvements to prioritise usage in line with the City of Launceston's visions.

Greater Launceston Transport Vision (GLTV)

The GLTV has been developed in collaboration between State and Local Governments:

- Department of State Growth
- City of Launceston
- West Tamar Council
- Meander Valley Council
- Northern Midlands Council
- George Town Council
- Dorset Council

The GLTV sets the long-term vision and direction for transport in the region and integrates with the overarching goal of the Greater Launceston Plan and Launceston City Deal to make Launceston the most liveable regional city in Australia.

The Vision can be summarised by four key objectives:

- Integrated Transport, Land Use and Economic Planning
 - Protecting local amenity and promoting great places.
 - Local employment, retail centres and neighbourhoods supported by a safe, accessible and sustainable transport network
 - Greater Launceston Network Planning
 - Holistic planning of the Greater Launceston transport network to promote increased amenity, safety and opportunities for pedestrians and cyclists
 - Transport Options
 - Prioritise and promote public transport, private shared transport, walking and cycling as viable means of travel for a range of trip purposes
-

18.1 Strategic Transport Plans ...(Cont'd)

- Primary Transport Corridors
 - Optimise the performance of our key transport corridors in moving people and freight in accordance with their role in the overall network.

The GLTV has a number of specific objectives, each of which will be achieved through the projects listed in the GLTV Work Plan. These projects will involve continual collaboration between the State and Local Governments involved. A significant step in working towards this Vision will be achieved through the Launceston Transport Strategy.

Launceston Transport Strategy 2020-2040 (LTS)

The Launceston Transport Strategy 2020-2040 has the following vision:

Our community will have access to diverse transport choices that connect them to our places. Our focus on partnerships and innovation will promote our community's wellbeing and improve Launceston's liveability.

Aligning with this vision and that set out by the GLTV, the LTS details a number of key strategic directions and actions for transport within the City, all falling within three key themes:

- A Liveable Launceston
 - Support vibrant places
 - Enable a sustainable transport lifestyle
 - Work with partners and community to deliver transport outcomes
 - Create innovative transport solutions
- A Healthy Launceston
 - Promote healthy transport choices
 - Work *Towards Zero* road casualties
- A Connected Launceston
 - Optimise transport networks and services
 - Ensure adequate infrastructure is in place
 - Encourage the right modes on the right streets
 - Provide multimodal transport choices
 - Help people get to where they want to go
 - Help goods get to where they need to go
 - Promote evidence-based planning
 - Respond to future transport trends

Across these strategic directions and actions are 30 initiatives for the City of Launceston, in partnership with the Tasmanian Government and key partners, to progress over the 20-year timeframe. Delivering on these initiatives will result in significant steps towards achieving the transport visions for the City of Launceston.

18.1 Strategic Transport Plans ...(Cont'd)

The draft LTS was developed in collaboration with key stakeholders and Councillors and released for a five-week public feedback period in May-June 2021. The feedback received was overwhelmingly supportive of the Strategy's Vision, key themes and initiatives, resulting in only minor amendments being required.

To support the delivery of the LTS and to satisfy Councillor Harris' Notice of Motion on 11 June 2020 (Item 15. - Transport Planning and Prioritisation) to develop a more representative transport committee, it is proposed that the existing Bike and Pedestrian Committee be transitioned to provide greater diversity of transport stakeholders. The decision to support this change is provided in this Agenda in a separate Item (Transport Committee - Terms of Reference).

Launceston Transport Strategy 2020-2040 - Four Year Implementation Plan

The LTS sets a long-term transport vision and lists a number of initiatives that are to be undertaken over the next 20 years. The Four Year Implementation Plan provides a clear framework for the delivery of the first four years of the Strategy. It has included projects that are a high priority or have an early stage delivery targets identified in the LTS. The Plan has also considered committed works and ongoing initiatives from strategies that will be superseded where they align with the vision and directions of the LTS.

The initiatives proposed to be undertaken over the next four financial years (2021/2022 - 2024/2025) within the Implementation Plan are:

- Launceston Bus Interchange
- Launceston City Heart - Streetscape Improvements
- Shared Micro-Mobility Trial
- Launceston Transport Committee
- Transport Options Promotion and Education
- Transport Data and Performance Management Plan
- Network Operating Plan
- CBD Speed Limit Review
- Parking Implementation Plans
- Transport Safety Improvements
- Pedestrian Improvement Program
- Off-Road Trail Network Improvement Plan
- School Travel Audit
- End of Trip Facilities
- UTAS Relocation Access Improvements
- UTAS Transport Innovation Partnership

These initiatives will start the city off strongly in achieving its transport vision and will set a solid foundation for the scoping and development for medium and late term projects within the Strategy.

18.1 Strategic Transport Plans ...(Cont'd)

Central Activities District Parking Implementation Plan (CADPIP)

The LTS included an initiative to deliver parking implementation plans across the City, with an implementation plan for the Central Activities District (CAD) highlighted as the first priority.

Parking was designed to facilitate driving and encourages private vehicle use. However, we view driving and the use of this road space differently today. The CADPIP supports the LTS and GLTV by promoting sustainable transport modes over driving, whilst considering emerging trends that may disrupt our land and kerbside uses. This includes recognising the role of accessible parking for those whom public transport is not feasible and the growing demands for cycling, recreational vehicles, ride-sharing and food delivery.

The CADPIP has reviewed the existing parking conditions within the CAD and considered nine key focus areas in the development of the implementation plan:

- Pricing strategies;
- Consistency in on-street parking time restrictions and provision of accessible parking and loading zones;
- Use of technology to support more efficient car park usage;
- Change in use and function of St John and Paterson Streets due to the proposed Launceston CBD Bus Interchange;
- Considering opportunities to consolidate car parks to unlock development potential;
- Reviewing the suitability of free all-day parking within the CAD;
- Considering on-street parking impacts in the vicinity of the UTAS development;
- Reviewing current parking provisions within the Planning Scheme and their alignment with the LTS; and
- Reviewing parking provisions and usage around the Launceston Leisure and Aquatic Centre.

The CADPIP includes a number of detailed actions to shift the parking provisions within the CAD towards alignment with the GLTV and LTS visions.

These recommendations are summarised as:

- Prioritising on-street parking for key users, such as accessible parking;
 - Reviewing and rationalising parking spaces around City Park;
 - Converting unrestricted all-day parking in Esplanade to timed and charged parking;
 - Creating consistent parking timing restrictions through the CAD;
 - Reallocating kerbside to key users in line with the kerbside hierarchy;
 - Improving and increasing the provision of accessible parking at the Launceston Leisure and Aquatic Centre;
 - Considering removal of unrestricted parking in the vicinity of the Launceston Aquatic Centre;
 - Consolidating and relocating loading zones within the city core to achieve more coverage;
-

18.1 Strategic Transport Plans ...(Cont'd)

- Improving loading zones through the provision of ramps, off-street loading facilities and worker safety considerations;
- Where business cases support investment, consider redeveloping of some off-street car parks with a goal to minimise the number of standalone off-street car parks within the CAD;
- Ensuring parking on Paterson Street is consistent with adjacent land uses;
- Consider expanding the Planning Scheme exemption area for minimum parking spaces to the whole CAD area; and updating the Planning Scheme to restrict the building of new standalone car parks within the CAD;
- Gradually increasing parking prices to encourage more active and public transport use;
- Exploring options to direct funds into sustainable transport initiatives;
- Relocating loading zones and adding new set-down/pick-up spaces, taxi zones, motorcycle zones and accessible parking in St John Street; and
- Seeking opportunities to provide real time occupancy information to motorists to reduce the number of vehicles circulating to find parking.

The recommendations in the CADPIP are categorised as either short, medium or long term deliverables.

Launceston Network Operations Plan (NOP)

The NOP is an operational document to inform design decisions and help prioritise works for our City streets.

Within a road corridor there are multiple uses and demands competing for priority:

- General vehicle traffic
- Freight traffic
- Public Transport
- Cyclists
- Pedestrians
- Roadside and places of activity

The NOP framework undertook a process of mapping out which roads in the CBD held a primary or secondary route function for each travel mode. The framework recognises that the road corridor also provides an activity place function, such as on-street dining and shops. The place value of each road corridor was also mapped within the City. This produced a map that clearly identified the level of competing demand for each road. This map helps the City of Launceston focus on its investment where it is needed most and helps with decision making on the appropriate facilities and design for each road.

18.1 Strategic Transport Plans ...(Cont'd)

For example, on corridors identified as primary public transport routes, the Council should be looking to make provisions for buses to have priority over general traffic, or at least make the mode as efficient as possible on this route. For roads with high place values and pedestrian usage, the Council should be looking to give more priority to the roadside and footpath and making the road space more pedestrian friendly.

The NOP also sets performance targets for each use and undertakes a high level qualitative assessment of the current performance of each road in servicing each use. This has highlighted locations where there is a gap in the performance that is desired and the performance that is being achieved. This can be used to focus and prioritise future investment decisions.

ECONOMIC IMPACT:

The suite of strategies aims to improve connectivity between people and their destinations and to create a more liveable city. In doing so, it is expected that the level of economic activity in our city will increase. Ultimately, transport is a conduit for the movement of people and goods, and creating a better and more efficient transport system can decrease costs and increase the amount of trips that occur, benefiting both the local and regional economies.

ENVIRONMENTAL IMPACT:

As a whole, the transport sector has a large environmental impact. These strategic documents provide direction to head towards more sustainable transport options which, in the long term, will reduce transport-related environmental impacts.

SOCIAL IMPACT:

Adoption of these strategic documents will set the direction of transport planning in Launceston towards a more sustainable approach, assist in improving public health, and help achieve our overarching goal of making Launceston the most liveable regional city in Australia.

18.1 Strategic Transport Plans ...(Cont'd)

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 Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.
2. To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners.
3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.


BUDGET & FINANCIAL ASPECTS:

Most deliverables within these strategies will be achieved through existing operational or capital budgets. Some specific projects will seek State or Federal funding and will likely require additional funds of Council as a contribution.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

ATTACHMENTS:

1. Greater Launceston Transport Vision (*electronically distributed*)
 2. Greater Launceston Transport Vision Work Plan (*electronically distributed*)
 3. Launceston Transport Strategy 2020-2040 (*electronically distributed*)
 4. Launceston Transport Strategy 2020-2040 Four Year Implementation Plan 2021/22-2024/25 (*electronically distributed*)
 5. Central Activities District Parking Implementation Plan (*electronically distributed*)
 6. Launceston Network Operations Plan (*electronically distributed*)
 7. Launceston Network Operating Framework (*electronically distributed*)
-

18.2 Transport Committee - Terms of Reference**FILE NO:** SF7185**AUTHOR:** Nick Browne (Team Leader Roads and Traffic)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider disbanding the Pedestrian and Bike Committee and create the Transport Committee.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 8 July 2021 - Transport Committee - Terms of Reference

RECOMMENDATION:

That Council:

1. disbands the Pedestrian and Bike Committee.
2. if Recommendation 1. is resolved in the affirmative, rescinds the Pedestrian and Bike Committee Terms of Reference - 32-Rfx-016.
3. notes that the resolution made in respect of Recommendation 1. will be reflected in the Council's Committee Representation Details - 14-HLPr-012 and will be communicated to the Chair of the Committee by the Manager Governance.
4. notes the significant contribution that the members of the Pedestrian and Bike Committee, past and present, have made by providing a communicative/consultative link between the Council and relevant stakeholders,
5. adopts the Transport Committee Terms of Reference - 32-Rfx-022 (ECM Doc Set ID 4334577), as listed below:

DRAFT Transport Committee - Terms of Reference

The Transport Committee is a Special Committee of Council as defined in the *Local Government Act (Tas) 1993*, section 24.

PURPOSE:

The purpose of the Transport Committee is to champion and progress the achievement of the Greater Launceston Transport Vision and Launceston Transport Strategy with a focus on our transport vision of:

18.2 Transport Committee - Terms of Reference ...(Cont'd)

Our community will have access to diverse transport choices that connect them to our places. Our focus on partnerships and innovation will promote our community's wellbeing and improve Launceston's liveability.

The Committee will specifically provide advice on achieving our strategic direction of:

- **A Liveable Launceston**
 - L1 - Support vibrant places
 - L2 - Enable a sustainable transport lifestyle
 - L3 - Work with partners and community to deliver transport outcomes
 - L4 - Create innovative transport solutions

- **A Healthy Launceston**
 - H1 - Promote healthy transport choices
 - H2 - Work *Towards Zero* road casualties

- **A Connected Launceston**
 - C1 - *Optimise transport networks and services*
 - C2 - *Ensure adequate infrastructure is in place*
 - C3 - *Encourage the right modes on the right streets*
 - C4 - *Provide multimodal transport choices*
 - C5 - *Help people get to where they want to go*
 - C6 - *Help goods get to where they need to go*
 - C7 - *Promote evidence-based planning*
 - C8 - *Respond to future transport trends*

ROLE:

The role of the Transport Committee is to support the successful delivery of the Greater Launceston Transport Vision and Launceston Transport Strategy by:

- providing a communicative/consultative link between the Council and relevant stakeholders;
 - advising and make recommendations to the Council on issues and matters relating to the transport objectives;
 - championing the implementation of best practice transport initiatives within the City;
 - reviewing and commenting on the development of Government policies and legislation that have implications for key stakeholders in the Municipal Area and/or the Northern region; and
 - considering and making recommendations for consideration in the Council's long-term planning processes and annual planning and budget process in respect to the transport needs of the City.
-

18.2 Transport Committee - Terms of Reference ...(Cont'd)

MEMBERSHIP:

Members of the Transport Committee will include:

1. Members representing the City of Launceston:
 - a. two Councillors (one to be Chair)
 - b. two Council Officers
2. A representative from the Department of State Growth;
3. A representative from Tasmania Police;
4. A representative from the RACT;
5. A representative from the University of Tasmania
6. A representative from Tasmanian Logistics Committee;
7. A representative from the Launceston Chamber of Commerce;
8. A representative nominated by Tamar Bicycle Users Group (TBUG)
9. A representative nominated by Bicycle Network; and
10. Up to two community representatives considered by the Committee to have appropriate expertise and experience to contribute to the aims of the Committee and appointed by Council.

Additional relevant Council Officers may attend and provide representation to the Committee as required, depending on the items listed in the Agenda for discussion.

MEETINGS:

The Committee will normally meet every three months.

PROTOCOL:

Unless otherwise specified, the Meeting Procedure adopted by the City of Launceston will prevail over the workings of this Committee.

HOW THE COMMITTEE WILL OPERATE:

Persons wishing to place an item on the Agenda may do so by contacting the Minute Secretary a minimum of two weeks prior to the next Meeting.

Any media communication is to occur through the Chair or a delegated officer in liaison with the Council's Community Relations Team. No committee member is to speak on behalf of the City of Launceston or the Committee.

The Committee will report to the Council following each meeting to outline the items discussed at the meeting and to provide any recommendations, together with supporting rationale, for the consideration of the Council.

Working groups may be established as needed to address specific projects and may include additional people from the community where there is a specific need. Meetings for these groups will be held when required.

18.2 Transport Committee - Terms of Reference ...(Cont'd)

RESOURCES:

The City of Launceston will provide staff support to organise meetings, take minutes and distribute follow up actions and prepare reports to the Council. It should be noted that these staff are accountable to the General Manager Infrastructure and Assets and cannot be directed by the Committee.

While the Committee can make recommendations to the Council on budget items, the Committee does not have a budget line.

HONORARIUMS:

The Council will not pay any honorariums or expenses to any member on the Committee.

REVIEW:

The Terms of Reference and Committee membership will be reviewed every two years from the date of adoption of this version.

REPORT:

The Pedestrian and Bike Committee (Committee) has been the Council's key committee in driving change to active transport modes.

The Committee has provided a communicative/consultative link between the Council and relevant stakeholders, with many achievements including -

- Transitioning from Bike Committee to Pedestrian and Bike Committee following adoption of the Pedestrian Strategy.
 - Championing the needs of pedestrians and bike riders in Launceston.
 - Monitoring and ensuring progress on the implementation of the previous Pedestrian and Bike Strategies.
 - Providing a forum for liaison with surrounding local authorities on issues of joint interest.
 - Supported the implementation of active transport infrastructure - trails, shared paths, bike lanes, bike parking.
 - Sponsored the *Tasmanian Bicycle Users Group* City cycling leaflet.
 - Supported the introduction of end of trip facilities at the Launceston Town Hall.
 - Ongoing liaison with the University of Tasmania sustainable transport plans.
 - Supported the twice yearly pedestrian and bike counts.
 - Achieved improved bike parking at the Launceston Aquatic Centre.
 - Supported *Bike Week* and *Ride to Work* day.
 - Provided comments on relevant State Government strategies and initiatives.
-

18.2 Transport Committee - Terms of Reference ...(Cont'd)

The adoption of the Launceston Transport Strategy at this Council Meeting is proposed to be supported by a new Transport Committee to provide the Council advice on its implementation to achieve our vision of - *Our community will have access to diverse transport choices that connect them to our places. Our focus on partnerships and innovation will promote our community's wellbeing and improve Launceston's liveability.*

The Transport Committee's membership is structured around providing an integrated approach to how we move around our City and includes key stakeholders.

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.

18.2 Transport Committee - Terms of Reference ...(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

19 ORGANISATIONAL SERVICES NETWORK ITEMS

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021

FILE NO: SF6811

AUTHOR: Courtney Osborne (Corporate Performance and Planning Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the progress against Council's 2021/2022 Annual Plan Actions for the period ending 30 September 2021.

PREVIOUS COUNCIL CONSIDERATION:

Council - 17 June 2021 - Agenda Item 19.3 - City of Launceston Annual Plan 2021/2022

RECOMMENDATION:

That Council notes progress against 2021/2022 Annual Plan Actions for the period ending 30 September 2021:

Strategic Priority 1: We *connect with our Community and our Region* through meaningful engagement, cooperation and representation.

Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.

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: To develop and consistently utilise contemporary and effective community engagement processes		
Action	Network	% Complete
Implement a rolling program of proactive community engagement through <i>Tomorrow Together</i> .	Organisational Services	80%
Comment		
Final theme (A Sustainable Council) from the original program to be completed by December 2021. Planning for next program of engagement almost completed ready for implementation in 2022.		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To develop and consistently utilise contemporary and effective community engagement processes		
Action	Network	% Complete
Develop a Community Engagement - Policy, Strategy, Framework and Toolkit.	Organisational Services	70%
Comment		
Internal familiarisation and implementation underway.		
Focus Area: To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners		
Action	Network	% Complete
Work with regional partners to complete the review of the Greater Launceston Plan (GLP). Provide an agreed vision and evidence based plan to guide sustainable development of the GLP area over the medium and longer-term horizons, which is supported by all member Councils.	Organisational Services	20%
Comment		
Deferred from original timeline. Expected to be complete June 2022.		
Focus Area: To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities		
Action	Network	% Complete
Complete a Regional Sports Facility Plan in conjunction with sporting clubs, the State Government and neighbouring councils.	Infrastructure and Assets	5%
Comment		
Tenders called and under assessment.		
Focus Area: To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities		
Action	Network	% Complete
Develop and implement an effective advocacy strategy for the State and Federal elections.	Chief Executive Officer	95%
Comment		
Based on the Council's Four Year Delivery Plan, advocacy on the Council's priority projects has been occurring with the State and Federal Governments and more recently, specifically with the sitting Federal member and announced Labor candidate.		

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

We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

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

Focus Area: To actively market the City and region and pursue investment.		
Action	Network	% Complete
Develop and progress <i>Smart Cities</i> initiatives.	Organisational Services	70%
Comment		
Initial tranche of <i>Smart Cities</i> initiatives developed under the Greater Launceston Transformation Plan are well underway with considerable number implemented. Work is underway to review and engage the organisation in next stages of future activities.		
Focus Area: To actively market the City and region and pursue investment.		
Action	Network	% Complete
Implementation of outcomes of City Prom review.	Organisational Services	30%
Comment		
On schedule for June 2022 completion.		
Focus Area: To provide an environment that is supportive to business and development within the municipality.		
Action	Network	% Complete
Review and implement Sister Cities Engagement Program.	Organisational Services	70%
Comment		
Review completed and recommendations being implemented. Significant engagement planned for final quarter of 2021.		
Focus Area: To provide an environment that is supportive to business and development within the municipality.		
Action	Network	% Complete
Review <i>Horizon 2021</i> - Economic Development Plan.	Organisational Services	80%
Comment		
Review complete and revised Economic Development Plan draft due to be finalised in early 2022.		

Strategic Priority 3: We are a **Progressive Leader** that is accountable to our governance obligations and responsive to our community.

Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in complying with and enforcing the law.

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.

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To provide for the health, safety and welfare of the community.		
Action	Network	% Complete
Continue to support the long-term recovery of the Municipal Area in light of the COVID-19 pandemic.	Chief Executive Officer	25%
Comment		
In many ways, the Launceston economy is performing well despite the impact of the COVID-19 Pandemic. The obvious sectors still impacted are our tourism and hospitality operators and the Council is supportive of the State Government's initiatives, such as the travel voucher programs, to assist this sector. The Council is continuing to work with the State Government to implement measures to ensure that COVID-19 vaccination rates across Launceston achieve the national and State benchmarks. The Council will review its approach once the State Government releases the roadmap for easing COVID-19 restrictions in the State.		
Focus Area: To fairly and equitably discharge our statutory and governance obligations.		
Action	Network	% Complete
Provide information and advice to prospective Councillor candidates and support the Tasmanian Electoral Commission in the delivery of the Local Government election.	Organisational Services	Not Started
Comment		
Not yet commenced.		
Focus Area: To ensure decisions are made on the basis of accurate and relevant information.		
Action	Network	% Complete
Level of Service Planning Stage 1 • Develop a project plan to document service levels, review appropriateness of services, and engage with the community around expectations.	Organisational Services	5%
Comment		
Scoping has commenced.		
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.		
Action	Network	% Complete
Organisational Cultural Development Roadmap • Continue to implement an organisational development program.	Organisational Services	25%

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Comment		
Implementation of the Cultural Roadmap is progressing. Teams are at various stages of culture check-ins, <i>DiSC</i> and their <i>My Why</i> events. Values Champions are contributing well. A review of the Cultural Roadmap is also underway to plan for the future. Input being included is from Safety Circle, Lean (in consultation with the Performance and Planning Team) and Culture Check-ins. The next Organisational Culture Inventory Survey is being planned for early 2022.		
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.		
Action	Network	% Complete
Commence development of a Business Performance Measurement framework, as well as Strategic, Operational and Community satisfaction focused KPIs which can be tracked in a consistent manner and reported on.	Organisational Services	5%
Comment		
Investigation has commenced.		
Focus Area: To maintain a financially sustainable organisation.		
Action	Network	% Complete
Implement the recommendations of the UTAS Stadium Future Direction Plan.	Chief Executive Officer	40%
Comment		
The Council's Officers are currently working with the State Government to form the new entity <i>Stadiums Tasmania</i> which will assume ownership of the UTAS Stadium. Additionally, the Council's Officers are also assisting the State Government in the preparation of the re-development plans for the Stadium to increase the seating capacity to 24,000. Advocacy efforts are still occurring with the State and Federal Governments to deliver funding for the Indoor sport and entertainment facility which is recommended in the Plan.		
Focus Area: To maintain a financially sustainable organisation.		
Action	Network	% Complete
Implement Recommendations of the QVMAG Futures Plan.	Chief Executive Officer	25%
Comment		
The Council's Officers are currently working with the State Government to achieve a common position on the QVMAG Futures Plan. It is intended that this will be achieved before the end of the year which will enable the Plan to be finalised and formally considered by Council.		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To maintain a financially sustainable organisation.		
Action	Network	% Complete
Develop a <i>Future Workforce</i> Planning Framework.	Organisational Services	5%
Comment		
Work has commenced to research <i>Future Workforce</i> Planning Frameworks.		

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

We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is *my City*.

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

Focus Area: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
Action	Network	% Complete
Develop and implement an improvement plan for Princess Theatre and Earl Arts Centre upgrade implementation.	Infrastructure and Assets	2%
Comment		
A high level Masterplan has been developed and Councillors and key stakeholders have been engaged with design feedback being sought. External and internal traffic advice has been provided on the impact to Earl Street and the proposed foyer. Waiting to reengage with architects on this component.		
Focus Area: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
Action	Network	% Complete
Undertake review of the City of Launceston Open Space Strategy.	Infrastructure and Assets	Not Started
Comment		
Commencement of this project will occur in late 2021/2022 due to internal resourcing constraints.		
Focus Area: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
Action	Network	% Complete
Commence Albert Hall renewal.	Infrastructure and Assets	15%

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Comment		
<p>Conservation management plan and impact assessment is complete. Design for mechanical and audio visual are complete and about to be released for tender. Architects are 75% through detailed design in preparation for quantity surveying and lodgement of the Development Application. Negotiations with current tenants are underway.</p>		
Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	%Complete
<p>Launceston City Heart - Design and engage on projects including:</p> <ul style="list-style-type: none"> • Paterson Street urban upgrade. • St John Street removal of bus stops and urban upgrade. • Traffic changes to support City Heart. 	Community and Place	70%
Comment		
<p>Concept Design is well advanced. This has been developed following extensive community consultation, together with stakeholder input and best practice design. From concept, the design will be further developed to be ready for application for <i>Building Better Regions Funding</i>.</p>		
Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	% Complete
Prepare for Launceston City Heart CBD traffic changes.	Infrastructure and Assets	10%
Comment		
<p>Preliminary intersection and streetscape layout determined based on required traffic function.</p>		
Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	% Complete
Continue work on the Launceston City Heart Transport Hub.	Infrastructure and Assets	2%
Comment		
<p>Pre-functional design with associated estimate complete. Investigation and design for required pavement works in Dechaineux Way commenced.</p>		
Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	% Complete
Deliver Redevelopment of the former Birchalls building.	Chief Executive Officer	25%

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Comment		
<p>The Expression of Interest (EOI) process to identify a preferred proponent and re-development proposal is still live and is currently awaiting determination of the dispute in respect to the Paterson Street central carpark site. Once there is certainty on the future of this site, the Council will be able to finalise the EOI process and move into the next phase of the project to re-develop the Birchalls building.</p>		
<p>Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.</p>		
Action	Network	% Complete
<p>Launceston Heritage List Review and Precincts</p> <ul style="list-style-type: none"> • Continue review of the City of Launceston's local heritage list. 	<p>Community and Place</p>	<p>70%</p>
Comment		
<p>The proposed Local Heritage Place and Precinct listings from Stage 1 have been advertised as part of the Local Provisions Schedule for the new Tasmanian Planning Scheme and datasheets for Stages 2, 3 and 4 Places have been prepared for consultation. Preparation for review of Stage 5 Places is now underway. The consultant has also progressed the revision of precinct documents for inclusion in the new Scheme.</p>		
<p>Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.</p>		
Action	Network	% Complete
<p>Complete implementation of the TASMANAC Tourism Information Platform in collaboration with State partners.</p>	<p>Creative Arts and Cultural Services</p>	<p>50%</p>
Comment		
<p>Project has been put on hold by state partners due to resourcing constraints. New project schedule to be confirmed.</p>		
<p>Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.</p>		
Action	Network	% Complete
<p>Complete implementation of the Digital Culture Experience in collaboration with State partners</p> <ul style="list-style-type: none"> • Collection Management System (DCE). • <i>Augmented Reality Education App</i>. 	<p>Creative Arts and Cultural Services</p>	<p>75%</p>
Comment		
<p><i>Augmented Reality Education App</i> has been completed and is awaiting go live pending Department of Education/State Growth decision on hosting and maintenance. The acceptance certificate for the Collection Management System and Collections Search interface have been issued. Partners are now working through system configuration, functional refinements, data migration and establishment of a Heads of Agreement in order for the system to move into the production (live) environment.</p>		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
QVMAG Collection Audit • Continue to create consistent and accessible records for each asset/object.	Creative Arts and Cultural Services	5%
Comment		
The Collection Audit is ongoing. This team now has five dedicated Audit Assistant team members, with the final audit team vacancy expected to start in October 2021 (0.6 full time equivalent). Audit work is currently progressing well on the Visual Arts and Design (VAD), Natural Sciences and Aboriginal collections. Plans are underway to focus our resources on completing the VAD collection as a priority area. A total of 6,509 items have been audited as of September 2021.		
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
Plan and launch new exhibitions of QVMAG permanent collections with a focus on contemporary and local stories • Open Storage - Inveresk. • Main Gallery - Royal Park.	Creative Arts and Cultural Services	65%
Comment		
New permanent displays opened at the Art Gallery at Royal Park on 31 July 2021. Planning for the Open Storage display at Inveresk is underway. The foyer area of Inveresk will display type collections that have never been publicly exhibited while the Plant Shop store is being remodelled to allow Open Days for the public.		
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
Commence implementation of the Cultural Strategy for the City of Launceston.	Community and Place	25%
Comment		
A number of actions from the Strategy have already been implemented, including establishment of the Cultural Advisory Committee, which will make recommendations for a final implementation plan. Work achieved to date includes an Interim Public Art Policy, a proposed busking competition, the promotion of music performance opportunities for emerging artists and more.		
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
Launceston Place Brand implementation.	Community and Place	90%

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Comment
All creative concepts have been finalised, an implementation plan developed, stakeholders engaged for initial partnerships and roll-out and a policy developed to ensure consistent and appropriate use of Place Brand, Corporate Brand and in certain situations, both. The policy will be presented to Council with a recommendation for adoption very soon.

Strategic Priority 5: We *Serve and Care* for our Community by providing equitable and efficient services that reflects needs and expectations of our community.

We are invested in our community's long term health, well-being, safety and resilience. We want to be trusted and respected by 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 Area: To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
Action	Network	% Complete
Implement Council commitments from the <i>My Place My Future</i> Plan.	Community and Place	20%
Comment		
A change in officer responsible for delivery of this project did delay implementation of some of the projects but work is now back on track. The second series of the <i>Ignite Us</i> leadership program has commenced; the public WiFi project continues to rollout and the 2021/2022 project plan is being updated.		
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Action	Network	% Complete
Development of a Social Inclusion Framework.	Community and Place	30%
Comment		
Although this project was paused in 2020/2021, resources have now been reallocated and work on this will recommence shortly.		
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Action	Network	% Complete
Develop a Council wide Aboriginal Partnership Plan.	Chief Executive Officer	Not Started

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Comment		
The Council's Officers have undertaken preliminary consultation with several stakeholders concerning the development of an Aboriginal Partnership Plan to frame up the Council's approach. This approach has been workshopped with the Councillors and will be commenced in the next few weeks.		
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Action	Network	% Complete
Develop an action plan under the Access Framework for Action.	Community and Place	100%
Comment		
The 2021/2022 Action Plan has been developed and endorsed by the Access Advisory Committee.		
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Action	Network	% Complete
Implement the action plan for the Access Framework.	Community and Place	25%
Comment		
Implementing the 2021/2022 Action Plan is underway, with quarterly reporting to the Access Advisory Committee and support for many of the actions from many departments across the Council.		
Focus Area: To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.		
Action	Network	% Complete
Continue to roll out the <i>ABCDE</i> Learning Sites community development program to communities across the municipality.	Community and Place	25%
Comment		
Kings Meadows is the site for the 2021/2022 <i>ABCDE</i> Learning Site and the Community Connector is now based in community and has planned the program for this site. Community builder sessions have commenced and stakeholders engaged.		
Focus Area: To develop and manage infrastructure and resources to protect our community from natural and other hazards.		
Action	Network	% Complete
Develop Planning Controls for Levee Protected Areas.	Community and Place	50%
Comment		
Community survey and flood risk analysis completed. Work commenced on the draft planning provisions.		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

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

We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.

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

Focus Area: To reduce our and the community's impact on the natural environment.		
Action	Network	% Complete
Implement the City of Launceston Sustainability Strategy and Carbon Reduction Plan to achieve carbon neutrality and sourcing 100% renewable energy for the Council's owned buildings by 2025.	Infrastructure and Assets	20%
Comment		
Carbon reduction plan has been developed and approved by the Council. Priority actions underway and in sight for asset owner groups with respect to upcoming budget setting process. Development of draft action plan underway for the remaining Sustainability Strategy theme areas.		
Focus Area: To contribute to air and river quality improvements in Launceston.		
Action	Network	% Complete
Support the Tamar Estuary Management Taskforce. Provide technical support for TasWater/NRM in implementation of the kanamaluka/Tamar Estuary River Health Action Plan (catchment management and combined system improvements, public education and policy development).	Infrastructure and Assets	75%
Comment		
Technical support is being provided as required.		

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

We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our City and Region.

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

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

Focus Area: To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.		
Action	Network	% Complete
Launceston Planning Scheme, Local Provisions Schedule.	Community and Place	80%
Comment		
Advertising of the draft scheme completed and analysis of the submissions underway. Tasmanian Planning Commission hearings are likely to be held later in the year or early in 2022.		
Focus Area: To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Commence project to identify highest and best use of the Council's owned buildings and land.	Organisational Services	10%
Comment		
Internal working group established and development of framework has commenced.		
Focus Area: To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Northern Regional Land Use Strategy Review.	Community and Place	100%
Comment		
Stage one review completed. Work commenced on preparation for a broader review in conjunction with Northern Tasmania Development Corporation and Tasmanian Government.		
Focus Area: To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
Action	Network	% Complete
Develop a Place Making Framework.	Community and Place	5%
Comment		
While some very initial internal consultation has gone into the development of the Place Making Framework, the bulk of this work will commence in January 2022, with a view to complete the Framework by the end of financial year.		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Implement the Launceston Transport Strategy.	Infrastructure and Assets	75%
Comment		
The Launceston Transport Strategy (LTS) work plan has been completed to complement the LTS. The initiatives contained within the work plan are in various stages of completion. Significant progress has been made on the shared micro-mobility trial with preferred vendors selected, transport committee terms of reference drafted and the planning work complete for a speed limit review for our high activity centres.		
Focus Area: To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Continue work on South Prospect Residential Growth Strategy and Masterplan.	Community and Place	75%
Comment		
Preliminary work to support a rezoning is at an advanced stage.		
Focus Area: To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.		
Action	Network	% Complete
City Deal Agreement: <ul style="list-style-type: none"> Continue to work with the Commonwealth and State Governments to successfully implement all of the City of Launceston's commitments under the City Deal program to deliver a range of economic and social benefits to the City. 	Chief Executive Officer	25%
Comment		
Work on Launceston City Deal projects is continuing. On 30 July 2021 the Community and Business Advisory Group (CBAG) hosted a Breakfast Forum which included a Q&A session with the Mayor and Launceston City Deal Executive Board (Government) members. Following the forum, six sessions were held with business and community leaders to hear industry specific feedback. An Executive Board meeting concluded the day. A CBAG Meeting was held in September 2021. The Launceston City Deal's Fourth Annual Progress Report is due for release in November 2021 and the Three-Year Review Report by December 2021.		
The next Executive Board Meeting is scheduled for November 2021 and will include a joint Meeting with CBAG. City Heart Stage 1 alternative (variation) projects are progressing. The Development Application for landscape works to repurpose the Denham Henty Waterscape Fountain has been published.		

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

Focus Area: To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.		
Action	Network	% Complete
City Deal Agreement - determination of projects for additional five years.	Chief Executive Officer	25%
Comment		
The programming phase to determine projects for the additional five years of the City Deal is progressing. Stakeholder engagement has commenced. Feedback from the Business Forum and Sessions on 30 July 2021 will be taken into consideration. Research and analysis has commenced on potential projects.		
Government Partners have indicated a completion of the 2022 to 2027 Implementation Plan by mid-2022.		

REPORT:

Progress against the 2021/2022 Annual Plan Actions for the period ending 30 September 2021 is summarised by the following table:

Action Status	No. of Actions	%
Not Started	3	6
In Progress	43	90
Complete	2	4
Recommended for deferral	0	0
Total Number of Actions	48	100%

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

19.1 City of Launceston Annual Plan 2021/2022 - Progress Against Annual Plan Actions for Period Ending 30 September 2021 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

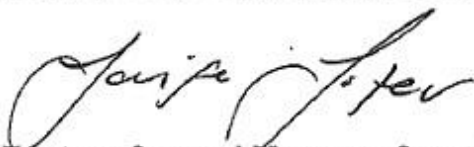
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

19.2 Annual Financial Statements for Year Ended 30 June 2021**FILE NO:** SF2633**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive the annual financial statements for the year ended 30 June 2021.

PREVIOUS COUNCIL CONSIDERATION:

Audit Panel - 26 October 2021 - Agenda Item 7.1 - External Audit Report

RECOMMENDATION:

That Council, pursuant to:

1. section 84(4) of the *Local Government Act 1993* (Tas), receives the audited financial statements for the year ended 30 June 2021 and notes that:
 - (a) the Acting Chief Executive Officer has certified the financial statements (ECM Doc Set ID 4626836) in accordance with section 84(3); and
 - (b) the financial statements have been audited by the Auditor General (ECM Doc Set ID 4626826) in accordance with section 84(1) of the *Local Government Act 1993* (Tas) and the statements have received an unqualified audit opinion.
 2. section 72 of the *Local Government Act 1993* (Tas), notes the financial statements will be included in the Annual Report.
-

REPORT:

Under the *Local Government Act 1993* (Tas) and the *Audit Act 2008*, the Council is required to have its annual financial statements complete in all material respects and forwarded to the Auditor General within 45 days after the end of the financial year. Whilst there is no formal requirement to have these accounts adopted by Council, there is a requirement under section 84(4) ... *that the certified financial statements are tabled at a meeting of the council*

The financial statements for the year ended 30 June 2021 were signed by the Acting Chief Executive Officer, Leanne Hurst, on 8 October 2021 and the Independent Auditor's Report was signed by the Delegate of the Auditor General on 11 October 2021. The opinion was issued without qualification.

19.2 Annual Financial Statements for Year Ended 30 June 2021 ...(Cont'd)

The statements will be incorporated into the Council's Annual Report which will be presented at the Council's Annual General Meeting on Thursday, 2 December 2021. The financial statements and the Annual Report will be a public document available in hard copy and on the Council's web-site.

The financial statements were provided to the Council's Audit Panel on 26 October 2021.

Statement of Financial Position

The Council's Statement of Financial Position shows net assets of \$1.932b as at 30 June 2021, an increase of \$39m from \$1.893b as at 30 June 2020.

The major changes in Council's Statement of Financial Position are:

1. Current Assets has increased by \$22m to \$95m.
 - Cash, cash equivalents and investments (excluding TasWater) increased by \$24m to a total of \$84m. It should be noted that the Council's borrowings increased by \$20m in the same period.
 2. Non-Current Assets has increased by \$43m to \$1.912b.
 - Property, infrastructure, plant and equipment has increased by \$75m to a total of \$1.476b as a result of capitalisation of newly created assets and the revaluation increment of existing assets.
 - The Queen Victoria Museum and Art Gallery collection was subject to a full revaluation, with a resulting revaluation decrement of \$34m primarily due to a change in valuation methodology applied by the external third party valuer.
 - The Council's investment in TasWater increased in fair value by \$16m.
 - The Council's Defined Benefit Fund is now in a surplus of \$2m, previously having been in a liability of \$3m.
 3. Current Liabilities has increased by \$22m to a total of \$37m.
 - \$9m of borrowings will fall due for repayment in 2021/2022 and part of the Rehabilitation Provision liability for the Launceston Waste Centre has moved from Non-Current Liabilities at \$8m.
 4. Non-Current Liabilities have increased by \$5m to a total of \$38m.
 - Borrowings due for repayment in longer than 12 months have increased by \$11m to \$26m. As previously stated, the Council's Defined Benefit Fund has moved to a surplus and the Non-Current portion of the Rehabilitation Provision at the Launceston Waste Centre has decreased by \$3m.
-

19.2 Annual Financial Statements for Year Ended 30 June 2021 ...(Cont'd)

Statement of Comprehensive Income

The Statement of Comprehensive Income shows both recurrent operating revenues and expenditures, along with non-operating items such as asset and investment revaluations and actuarial gains/losses on defined benefit plans.

The Council's underlying result for the year ending 30 June 2021 was a deficit of \$3.109m, which was favourable to the budgeted deficit of \$11.302m adopted by Council on 11 June 2020.

Recurrent revenues were \$106.6m, favourable to a budget of \$104.3m.
Recurrent expenses were \$109.6m, favourable to a budget of \$115.3m.

Major variations to recurrent revenues and expenses were:

- Rates revenue was favourable against budget by \$0.9m due to higher than anticipated rates growth and supplementary valuations received during the year.
 - Fees and Charges was favourable against budget by \$6.4m due to a significantly quicker than expected recovery from COVID-19 than anticipated. The Council budgeted for the closure and/or reduced operations at a number of facilities during the year, which thankfully did not occur and revenues were therefore favourable to budget.
 - Employee Benefits expense was \$1.3m favourable to budget due to staff vacancies, as the Council budgeted for a fully staffed workforce. Several vacancies were put on hold during the year, however, full-time equivalents at 30 June 2021 increased to 460, from 426 the previous year. Staff travel and conference fees are included in this expense type, with COVID-19 restrictions greatly reducing travel costs.
 - Materials and Services expenditure was \$1m favourable to budget due to various savings including:
 - o utilities - gas, water and electricity.
 - o insurance premiums.
 - o contributions to community events delayed due to COVID-19.
 - o fuel savings relating to the use of the Council's owned major plant equipment.
 - o land tax COVID-19 remissions received.
 - o sports field maintenance costs, due to lower usage as a result of COVID-19.
 - o decreasing the number of events held.
-

19.2 Annual Financial Statements for Year Ended 30 June 2021 ...(Cont'd)

- Depreciation expenditure was \$1.3m unfavourable to budget due to:
 - o swap of urban road assets with the Department of State Growth added to the Council's overall asset value and therefore increased depreciation.
 - o revaluation leading to an increase in the value of assets at the Launceston Waste Centre.
 - o University of Tasmania Stadium new surface commenced depreciating and the previous surface assets had a written down value of nil.
 - o additional depreciation cost of new assets purchased during the year in Fleet, Parks and Information Technology.

The Council remains in a sound financial position despite the underlying deficit of \$3.1m. The Long Term Financial Plan outlines the Council's plans to return a small underlying deficit and is reviewed on a regular basis, with it being adopted annually by Council.

Operating Summary

	2021 Actual \$'000	2021 Budget \$'000	Variance \$'000
Recurrent Revenues	111,000	104,343	6,657
Recurrent Expenses	114,109	115,466	1,357
	<u>(3,109)</u>	<u>(11,123)</u>	<u>8,014</u>
Result from continuing operations for the year surplus/(deficit)	(36,803)	(6,490)	(30,313)
Less non-operating income			
FAG Grant in Advance - Current Year	(2,353)	-	(2,353)
FAG Grant in Advance - Prior Year	2,235	-	2,235
Capital Grants and Contributions	(5,945)	(4,553)	(1,392)
Bequests	(115)	(80)	(35)
Add non-operational expenses			
Unscheduled Loss on Disposal of Fixed Assets	2,466	-	2,466
Organisational Restructure Redundancies	60	-	60
COVID-19 Pandemic Costs	2,823	-	2,823
Museum Revaluation Adjustment	34,523	-	34,523
Underlying surplus/(deficit)	<u>(3,109)</u>	<u>(11,123)</u>	<u>8,014</u>

Note: The budget in the above table includes changes made to the 2020/2021 Statutory Budget throughout the year, as adopted by Council.

19.2 Annual Financial Statements for Year Ended 30 June 2021 ...(Cont'd)

Capital Result

The below figures summarise Council's 2020/2021 Capital Program:

Total Capital Expenditure 2020/2021	\$29.5m (56% renewals, 44% upgrade/new)
*Gross Capital Budget Carry Over to 2021/2022	\$67.1m
Work in Progress Spending Carried Over to 2021/2022	\$19.6m
*Net Capital Budget Carried Over to 2021/2022	\$47.5m
Assets Capitalised in 2020/2021	\$17.8m

*Includes external funds not yet received

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

19.2 Annual Financial Statements for Year Ended 30 June 2021 ...(Cont'd)

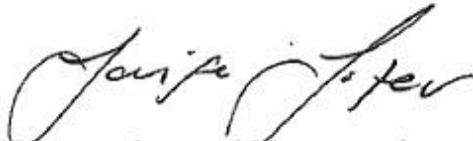
BUDGET & FINANCIAL ASPECTS:

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.



Louise Foster - General Manager Organisational Services Network

ATTACHMENTS:

1. Independent Auditor's Report 30 June 2021 (ECM Doc Set ID 4626826)
 2. City of Launceston Audited Financial Statements - Year Ended 30 June 2021 (ECM Doc Set ID 4626836) (*electronically distributed*)
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***Attachment 1 - City of Launceston Audited Financial Statements - Year Ended 30 June 2021
(ECM Doc Set ID 4626836)***



Independent Auditor's Report

To the Councillors of Launceston City Council

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Launceston City Council (Council), which comprises the statement of financial position as at 30 June 2021 and statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the statement of certification by the General Manager.

In my opinion, the accompanying financial report:

- (a) present fairly, in all material respects, Council's financial position as at 30 June 2021 and its financial performance and its cash flows for the year then ended
- (b) are in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit responsibility does not extend to the budget figures included in the financial report, the asset renewal funding ratio disclosed in note 10.6, nor the Significant Business Activities disclosed in note 10.5 to the financial report and accordingly, I express no opinion on them.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Why this matter is considered to be one of the most significant matters in the audit	Audit procedures to address the matter included
<p>Valuation of property, museum collection and infrastructure assets <i>Refer to notes 6.1, 6.4 and 9.6</i></p>	
<p>Property and infrastructure at 30 June 2021 includes land, land under roads, buildings and material long-life infrastructure assets, such as roads and bridges, drainage, flood protection, refuse disposal and parks and recreation totalling \$1.43bn. The fair value of the museum collection at 30 June 2021 totalled \$0.20bn.</p> <p>The fair values of these assets are based on market value or current replacement cost. Council undertakes formal revaluation of a regular basis to ensure valuation represent fair value. Indexation is applied to fair values between formal valuations when considered appropriate.</p> <p>In 2020-21, Council revalued land, flood protection and museum collection assets. Indexation was applied to roads and bridges, drainage, parks and recreation and refuse disposal assets. The valuations determined by both internal and external experts are highly dependent upon a range of assumptions and estimated unit rates.</p>	<ul style="list-style-type: none"> Assessing the scope, expertise and independence of experts engaged in the valuations. Evaluating the appropriateness of the valuation methodology applied to determine fair values, including the assumptions used. Evaluating indexation applied to assets between formal valuations. Testing, on a sample basis, the mathematical accuracy of the revaluation calculations and recording of the valuations in the asset register and general ledger. Reviewing the reconciliation of asset balances in the general ledger to the underlying fixed asset register. Evaluating the adequacy of relevant disclosures in the financial report, including those regarding key assumptions used.

Responsibilities of the General Manager for the Financial Report

The General Manager is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the General Manager is responsible for assessing Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Council is to be dissolved by an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager.
- Conclude on the appropriateness of the General Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause Council to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with the General Manager, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Stephen Morrison
Assistant Auditor-General – Audit
Delegate of the Auditor-General
Tasmanian Audit Office

11 October 2021
Hobart

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS

No Items have been identified as part of this Agenda

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 Albert Hall Surrender of Agreements

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:

- (b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.
- (c) commercial information of a confidential nature that, if disclosed, is likely to:
 - (i) prejudice the commercial position of the person who supplied it; or
 - (ii) confer a commercial advantage on a competitor of the council; or
 - (iii) reveal a trade secret;

21.3 Launceston City Deal Annual Progress Report 2021

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.
-

21.4 City Deal Three Year Review 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.

21.5 Councillors' Leave of Absence

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:

- 15(2)(h) applications by councillors for a leave of absence.

21.6 Chief Executive Officer's Performance Review

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.

21.7 End of Closed Session

To be determined in Closed Council.

22 MEETING CLOSURE

UNCLASSIFIED AGENDA ITEMS:
