

Council Meeting - Agenda Item 9.1 - Attachment 4 - Representations - 4 November 2021

From: "Ray Norman" [REDACTED]
Sent: Wed, 13 Oct 2021 21:04:31 +1100
To: "Duncan Payton" [REDACTED]
Cc: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: REPRESENTATION DA | 0464/2021

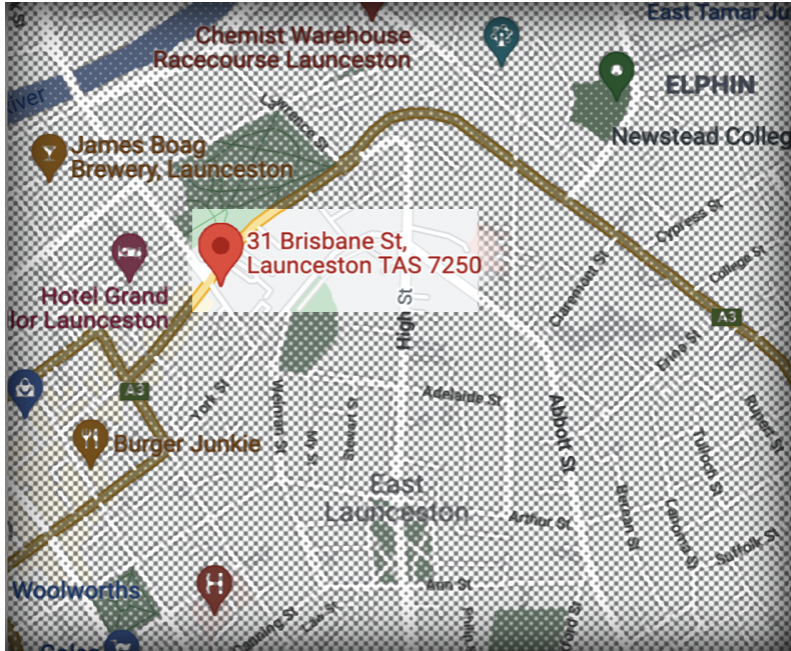
Please accept this submission as my representation in regard to this application as my interim submission as previously arranged





SIGNIFICANT TREE WITH ENVIRONMENTAL & HERITAGE VALUES





Ray Norman

<zing**HOUSE**unlimited>

The lifestyle design enterprise and research network



PH [REDACTED]

Please reply to: [REDACTED]

WEBSites [REDACTED]

“A body of men holding themselves accountable to nobody ought not to be trusted by anybody.” Thomas Paine
“The standard you walk past is the standard you accept” David Morrison

RAY NORMAN *Local Governance Advocate*
Helping you to help yourself



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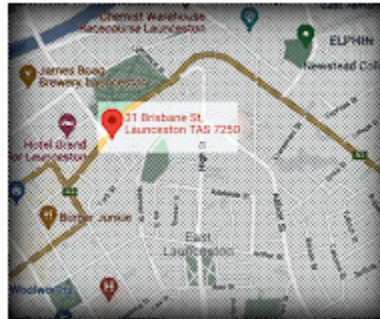
From: "Ray Norman" [REDACTED]
Sent: Sun, 17 Oct 2021 21:38:08 +1100
To: "Dayle Stagg" [REDACTED]; "Contact Us" <contactus@launceston.tas.gov.au>; "Duncan Payton" [REDACTED]
Cc: "Local Gov" [REDACTED]; "Minister for State Growth" [REDACTED]; "Mayor" [REDACTED]; "Councillor Danny Gibson" [REDACTED]; "Councillor Andrea Dawkins" [REDACTED]; "Councillor Nick Daking" [REDACTED]; "Councillor Hugh McKenzie" [REDACTED]; "Councillor Karina Stojansek" [REDACTED]; "Councillor Rob Soward" [REDACTED]; "Councillor Tim Walker" [REDACTED]; "Councillor Krista Preece" [REDACTED]; "Ross Hart" [REDACTED]; "Councillor Paul Spencer" [REDACTED]; "Councillor Jim Cox" [REDACTED]; "Councillor Alan Harris" [REDACTED]
Subject: FW: REPRESENTATION DA | 0464/2021 UPDATE

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SEE [REDACTED] [da-31-brisbane-street-launceston-da.html](#)



VIDEO LINK https://www.youtube.com/watch?v=n48kjR-we_E



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Introduction

This Development Application (DA) brings into question several aspects of Tasmania’s planning processes and specifically so when its interpretation and implementation is **‘entrusted’** to Local Govt. Typically, a DA is oversighted by a General Manager (GM) who in turn **“guarantees in writing”** that Councillors/Alderpeople are making **‘determinations’** as a **‘Planning Authority’** upon the advice of people who have the appropriate qualifications and experience to enable them to give such advice to Councillors – *those approving or rejecting a DA.*

Notably, as advised by the Director of Local Govt., the Act is silent on the necessary **‘qualifications and/or experience’** a GM, in compliance with **SECTION 65** of the Act must have in order to assert that she/he can in fact make such a **“guarantee”** with veracity.

SECTION 65 is quoted below:

• 65. Qualified persons

(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) that 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.

This DA has aspects to it that bring into question a range of considerations beyond **'stock standard'** developments in the urban cultural landscape that arguably have significant impacts upon the wider community and well beyond the precinct within which it is located.

Councillors, as **'community representatives'** will need to consider these issues carefully before granting approval – *or indeed denying approval.*

In the event that Councillors are in anyway unsure of the veracity of the advice they have before them they might well consider 'leaving the DA on the table' until such time they can be ensured that they have **all** the appropriate advice.

In this instance, **IF** Council is disposed to decline approval of the DA what alternative options are open to the proponents to provide the much needed facilities it proposes in the Launceston Municipality? As always there is a multiplicity of choices and the Council along with the proponents might well seek advice from the University of Tasmania's School of Architecture. Within that school there has been an ongoing research program focused upon flexible accommodation for **'young people at risk'** that arguably would have application to the issues at hand and potentially direct application if approached with an open mind.

It is not within the scope of this representation to discuss this issue beyond alerting Councillors to UTas Research in the area of concern that is at hand. Council may wish to broker an appropriate development as happens in other jurisdictions.

For further information please see the links below.



[\[LINK\]](#) • [\[LINK\]](#) • [\[LINK\]](#) • [\[LINK\]](#) • [\[VIDEO\]](#)

CULTURAL CONSIDERATIONS

This application comes before Council in the context that the building is **'Heritage Listed'** and the developer proposes to change its use to one where it accommodates and institution charged with managing young people in a socially distressed circumstances.

All things being equal the building might well serve such a purpose. However, **'the site'** is somewhat problematic in that it lacks conducive outdoor amenity and most specifically any **'green space'** on site for unsupervised **'activity'**. Given the social cum cultural circumstances and the **'social stressors'** the cohort of **'clients'** this development aims to serve that is problematic.

It has been asserted that the lack **'space and outdoor amenity'** can be overcome and offset given that the building is sited across the road from a generously spaced city parkland. While this may be the case it also poses risks and the potential for unforeseen outcomes.

One set of risks related to the risks that the **'client cohort'** might well be exposed to in such a **'public place'** alone and indulging in the kinds of activity they need the **'space'** for.

Another set of risks are to do with **'the public'** being exposed to, confronted with, this **'client cohort'** in a stress filled situation. Such situations are ever likely to present themselves and totally avoidable if the **'facility/institution'** provides the necessary amenity on site.

Measuring the risk factors here requires the professional expertise of a social scientist – *social welfare professional, anthropologist, cultural geographer*. If 'Council planners' have not, or have not been able to access such advice, Councillors in their 'planning authority capacity', arguably would be acting without the advice SECTION 65 sets out to provide them with.

In the end, locating such a facility as one being proposed is one where 'cultural landscaping' become a primary consideration and that ought not be ignored.

ENVIRONMENTAL CONSIDERATIONS

Despite there being no specific reference to the tree on site in the DA, it is there and it is significant from various perspectives. From a heritage perspective it is an important component of the cultural landscape that **'the property'** is an important component of. It offers visual amenity to the precinct and thus it needs protection.

Any approval of a development needs to make **'this tree's preservation'** a component of approval. While it is claimed that Council in its capacity as a **'Planning Authority'** has no power to preserve this tree and moreover it is also claimed that the developer can currently remove the tree without **'Council approval'**,

As a planning authority Council can place any conditions upon a development it sees fit. Only a recalcitrant developer would wish to challenge that **'authority'** and/or appeal it Council's decision outside Council. If it is determined that say the tree is important in respect Council's much touted **'Climate Emergency Policy'** Council should be following its own strategic initiative.

In other jurisdictions councils operating as a **'Planning Authority'** they place high values on trees and especially so relative to mitigating climate change and visual amenity. The City of Launceston would do well to be seen to be proactive in maintaining, or rather enhancing, the city's urban spaces' vegetative canopy cover. **SEE ATTACHED GRAPHIC**

In other jurisdictions councils operating as a **'Planning Authority'** they have set a percentage of canopy cover that needs to be maintained – *typically at least 30%*. Launceston's cover is

somewhat less than that. Moreover, my advice from Town Hall is that the city's '**Planning Dept.**' is disinclined to follow other jurisdictions' '**planning imperatives**'.in this regard irrespective of the city's '**Climate Emergency Policy**'. **SEE ATTACHED GRAPHIC**

In other jurisdictions councils operating as a '**Planning Authority**' have set a dollar value, and thus a free for the removal of a '**tree**' – typically between \$500 to \$2000 plus – with these funds used to plant trees at other sites to offset the carbon cum amenity loss. Again, my advice from Town Hall is that the city's '**Planning Dept.**' is disinclined to follow other jurisdictions' '**planning imperatives**' in this regard and one officer was quite antithetic to the proposition despite the city's declared '**Climate Emergency Policy**'. Given Council's strategic decision relative to the city's '**Climate Emergency Policy**'. **SEE ATTACHED GRAPHIC**

In summary it is quite clear that the city's 'development imperatives' up to now have been careless of, and disinclined to be mindful of, Council's **Climate Emergency Policy**. Given developments internationally council needs to proactive in implementing its the city '**Climate Emergency Policy**' – **no ifs, no buts!**

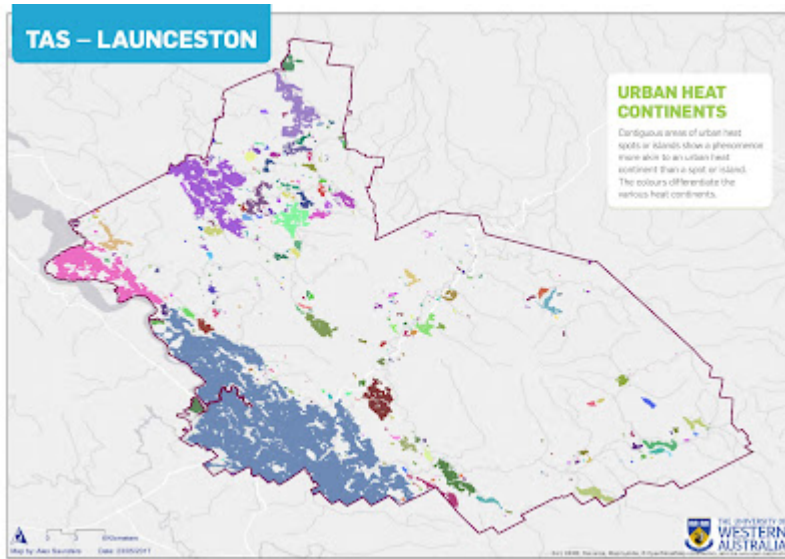
AN INDEPENDENT ASSESSMENT OF LAUNCESTON'S CANOPY COVER



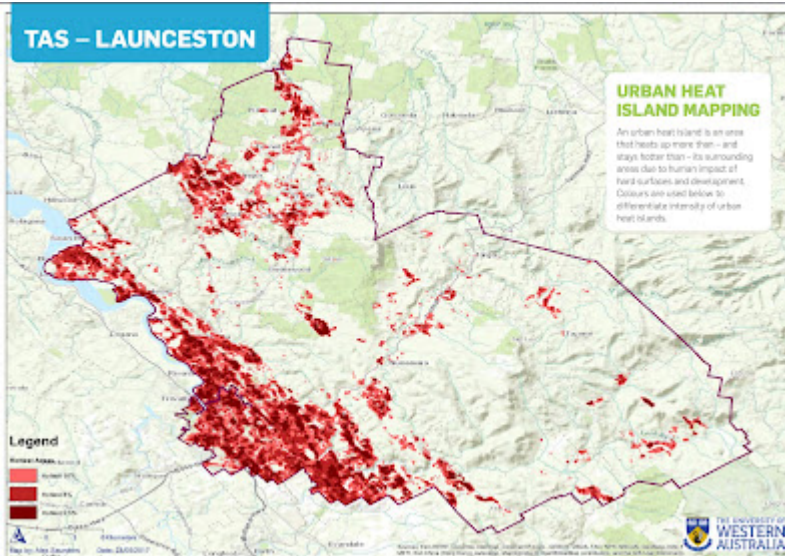
"The best time to plant a tree was 20 years ago. The second best time is now." Chinese proverb

"One touch of nature makes the whole world kin." William Shakespeare

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Ray Norman



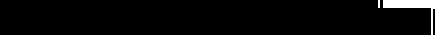
The lifestyle design enterprise and research network



PH:



WEBSITES



“A body of men holding themselves accountable to nobody ought not to be trusted by anybody.” Thomas Paine
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RAY NORMAN *Local Governance Advocate*
Helping you to help yourself



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From: "Lionel Morrell" [REDACTED]
Sent: Wed, 13 Oct 2021 16:53:18 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>; "Michael Stretton"
[REDACTED]; "Duncan Payton" [REDACTED]
Subject: Representation DA 0464/2021 31 Brisbane Street Launceston
Attachments: Tasmanian Ratepayers Assoc Inc Representation 31 Brisbane Street
Launceston.pdf

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Please see attached representation

Tasmanian Ratepayers' Association Inc.

13 October 2020

Mr. Michael Stretton
General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

By email to contactus@launceston.tas.gov.au

Dear Sir,

**Re: DA0464/2021. 31 Brisbane Street LAUNCESTON
Residential – Change of use to communal residence and alterations and
additions to a building.**

This discretionary application is for a proposed change of use and deals with a place on the Local Historic Heritage Code.

The project is titled “Launceston Youth At Risk” but nothing is contained within the applicant’s advertised documents that explains or elaborates on this change of use.

Coetaneous to the period for public advertisement of this application, there has occurred a public campaign in local newspaper and television, proclaiming support for the establishment of this new at-risk youth accommodation in Launceston, “lauded by advocates as a potential circuit breaker for Northern Tasmanians in crises.”

The proponent, Communities Tasmania, are reported with a quoted statement “ This new facility will provide a safe and supportive environment for young people with access to a range of social and therapeutic services intended to help them stay in connected to support networks and education”, with reference to their website.

In a separate publication, Minister Ferguson announced the facility will be for youth aged between 12 and 15 years. Government will be contracting this operation to a separate provider “Youth Family and Community Connections” (YFCC) being the preferred entity, who are quoted as stating the new facility will be in a “home-like environment”. Research of this website reveals that their “Crisis Accommodation Support Service (CASS) is for emergency Crises Accommodation to young people aged 13-20 years of age who are homeless or at risk of homelessness”. YFCC also operates Transitional Accommodation Support Services (TASS), and Junction Hubs. All present facilities and operations are located in the NW Region at Devonport, Burnie and Cooe. There are no support or ancillary service operations by YFCC, presently in Launceston, and so it is not known from information disclosed in this Development Application, what actual accommodation or support services will be operated from 31 Brisbane Street in Launceston.

We observe that all residential services premises presently operated by YFCC are in very conventional residences in residential areas with gardens and outdoor private recreational spaces, and that administrative and Junction Hubs services are operated from separate premises to their accommodation premises, in commercial 'shop-front' type premises in commercial areas, somewhat distant from private residential areas.

This research has provided us with a better understanding of what services are required and what may be expected by combining services offered by this operator, in a single premises as proposed at 31 Brisbane Street in Launceston.

It is admitted by the proponent in this application, that this site "does not have any private green space" and that "hard surface private(?) outdoor space is available on site". In fact, a major deficiency is this lack of outdoor landscaped space for recreational or amenity purposes, so much so that the proponent infuses that "city park is located across the road", implying that residents, their visitors and also staff, will frequent City Park to access any necessary recreation or amenity in a landscaped green space. The large tree adjacent to the Tamar Street vehicular entrance, is not shown or referred to anywhere in the application, and we can only presume that this tree is not to be retained.

Launceston's children must be able to grow up supported, in a nourishing, caring environment. They deserve time to be children with all of the happiness and wonderment that a happy childhood ought to bring. A group house accommodation of similarly but conflicting childhood experiences supervised by a single (not even conventional parenting by a couple) is inappropriate.

A nurturing therapeutic environment simply cannot be provided in the proposed premises at 31 Brisbane Street.

The building extension is unfriendly in appearance, even like it is separated for a reason, "the ostracised wing" for naughtier children, the even-less worthy ... This is a historic building with an extension from Germany post WW2!! Out of character with the main building the neighbour in Tamar St and the doctor's surgery across the road, in fact nothing within vision range in Tamar St looks like this extension.

It may be economic efficiency to institutionalize these young people with a single carer, but that is far from a normal household environment.

A much improved and safer upbringing would be with less people in the house, at least a man and women carer couple with separate facilities, activity facilities for study, craft and workshops, music practice, television in a family setting, maybe a games room, but most importantly extensive outdoor areas for sunshine, vegetable growing, tending a henhouse, dogs, cats and more. Somewhere to tinker with a bicycle or go-cart, a sewing or creative arts studio, photographic darkroom/media sound studio. Older teenagers may like to learn car maintenance, and have an adult mentor to enthuse them?

Yes, there is a gym on a glassed-in verandah, there is a pool table, there are a couple of big screen tv's, but no piano, drum kit, guitar studio or quiet spaces for contemplation, a library

For all of these reasons, an old foreboding historic house with leadlight windows, blackwood staircase and depressing interiors on the corner of a busy intersection with no useable outdoor space and a location easily identifiable and targeted by these children's worst fears.....is simply wrong, a 19th century solution of virtual incarceration and punishment.

The City of Launceston and its citizens can do better than this awful facility, and no, this is not a NIMBY (not in my back yard) concern, it is what any civilised society in Launceston should be demanding.

Please stand against this application and REFUSE IT – send the Government away to find a much better single storey place that provides properly for at-risk children.

Yours faithfully,

I

A solid black rectangular box redacting the signature of the sender.

President

TASMANIAN RATEPAYERS ASSOCIATION INC.

HERITAGE PROTECTION SOCIETY (TASMANIA) Inc.

13 October 2021

Mr. Michael Stretton
General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250 By email to
contactus@launceston.tas.gov.au

Dear Sir, **Re: DA0464/2021. 31 Brisbane Street (Cnr Tamar Street, LAUNCESTON Residential – CHANGE OF USE TO COMMUNAL RESIDENCE (CRISIS YOUTH HOUSING) AND ALTERATIONS AND ADDITIONS TO BUILDING.**

We refer to the advertisement in The Examiner Newspaper on 29 September 2021.

The proposal is an over-development of this small building site that is at the junction of the most congested roadways in the central area of the city. It is one of the worst locations to locate a refuge residence for youth-at risk, opposite a popular hotel, and without immediate outdoor recreational space. We do not agree that the proximity of City Park is compensation for a lack of private space of its own.

The site is located within one of the oldest residential areas of Launceston, and adjacent to arguably the oldest surviving and historically important residences being “Sunny Bank” the townhouse estate of William Effingham Lawrence, founding settler and who arrived in the Tamar on the first private ship in 1823.

Today the area contains a number of motels and tourist accommodation facilities, and popularly frequented by tourists to the City and who frequent City Park and Design Tasmania.

Earlier constructions are shown on surveyor Thomas Scott’s ‘Plan of Launceston and its Vicinity’ published for the Hobart Town Gazette in 1832 and later by the H.W.H. Smythe Survey Plan of 1835. Verification of the existence of early colonial buildings overlain on a current survey plan of the City was verified by Council’s own survey staff in quite recent years.

Accordingly, any excavations on this present site should be preceded by a suitably qualified archaeological expert investigation, to dig, ascertain, verify, record and retrieve any archaeological remnants or artifacts that may exist below surface level.

The proposed extensions to the present residential Tourist Accommodation Building, (the second-generation construction and formerly the residence and surgery of Dr Harold Gatenby) is not sympathetic to the neighbourhood or streetscape context.

Contrary to the proponent's design assertion that the "simple box" form with a "simple material palette" is in any way sympathetic to the area, or that the dark grey coloured concrete blocks and fibre cement sheet cladding panels in a natural concrete look are related to materials to be found in any prominent quantity, is ill-informed. The style of the proposed extension could be more accurately described as 'Brutalist' and is not in harmony or accord with building styles in the area or compatible with the established architectural amenity of the district.

There is a large tree extant near the Tamar Street frontage that may be old enough to pre-date the present building. This is an important tree and, in an era, when trees are becoming more valued from an environmental viewpoint, and whilst not directly referred to in the application documents, must be retained and protected.

In conclusion, we believe that the proposed extension is inappropriate and becomes an over-intensification of building development on this site, that an archaeological 'dig' is necessary to verify anything that may remain beneath the surface, and that overall, this location does not suit the proposed purpose of this Development Application.

Accordingly, the Application should not be approved.

Yours faithfully,

|

A large black rectangular redaction box covering the signature of the Public Officer.

Public Officer

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

From: "Julie Mack" [REDACTED]
Sent: Wed, 13 Oct 2021 16:48:27 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: 31 Brisbane Street - Submission
Attachments: Green 15 Brisbane St.pdf
Importance: Normal

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Attention Michael Stretton

Please see the attached submission on behalf of J & L Green.

John Green

13TH October 2021

Mr. Michael Stretton

Launceston City Council

By email to contactus@launceston.tas.gov.au

Dear Mr Stretton,

Re: Development Application No. DA0464/2021 – 31 Brisbane Street Launceston

We are the owners/occupiers of [REDACTED] and write to point out to you that living in close proximity to the residence at 31 Brisbane Street, we oppose the change of use to this place for a Youth Crisis Accommodation facility.

It may not be commonly understood that this 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.

Obviously, there is a need in the community for crises accommodation, but it is our view that this place is unsuitable for a number of basic reasons:

- There is insufficient land, and particularly there is no garden or landscaped outdoor space. Surely these young people need to get outside in the sunshine to relax and enjoy their living environment, bbq's etc.? The only recreation appears to be indoors with television rooms and an 8-ball table. There should be space for domestic animals (or even some chooks or an aviary etc. and what about a vegetable garden to learn about and look after? A workshop to learn some skills in creating something or even craftwork or art would be of benefit?). We read about the proximity of City Park, but that doesn't provide for any real amenity for this young age group, and may be a dangerous space for them if they are seeking privacy and security away from their family and associates who are unable to care for them satisfactorily or safely. The other houses in the area all have adequate gardens.
- On that busy corner, it is quite hostile to living amenity standards, and the hotel across the road may be an inappropriate distraction to susceptible clients in a crisis accommodation unit. These clients will presumably be allowed visitors, and it may be the visitors who provide access to unwelcome influences.
- The application refers to kerbside parking (for visitors?), but there is none out front in Brisbane Street, and limited metered spaces in Tamar Street. There is already a parking shortage without the potential for another 8? Visitor cars.

- City amenity – surely it would be a better amenity for at-risk young people to be given a living standard out and away from this busy corner? A small-scale suburban residence is more normal than an imposing (probably even an intimidating, unfriendly old house with unusually tall ceilings ornate fittings/staircase etc.) We would have thought that gone are the days when old historic houses are converted to institutional care buildings, particularly for fragile young people in a difficult period in their lives, possibly abused. The inclusion of animals or pets in these fractured lives could surely help heal them and help lead them to a better level of caring and responsibility. Eight at-risk children in one household, particularly if they are in need or special care, is too many, and could lead to some ganging up on others, tribe mentality. The preferred care model is to be included in ‘normal’ family life, more like fostering into regular family lifestyle whereby example the injuries they suffer can be at least eased. Some of the clients could already have aggressive moods and drug habits, smoking/drinking etc., and this would need to be sensitively handled and not by ‘group therapy’. 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?

Please do not approve this proposed change of use and extensions to this building.

Yours faithfully.

██████████ ■

██████████

From: [REDACTED]
Sent: Wed, 13 Oct 2021 16:27:36 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Planning Department- DA0464/2021

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To whom it may concern,

We are writing to voice our concerns regarding the change of use of the property at 31 Brisbane Street.

The main concern is that this address is an inappropriate location for its intended use for youths at "risk".

The property does not have any green space , no garden ,no trees , not a blade of grass. There is minimal outdoor space and barely an outdoor play area.

A basketball hoop and a barbeque area, I have been told ,will be included in the development. This is not a healthy environment for youths aged between 8 and 15 years old. As these youths need to be escorted everywhere , I am informed , the City Park across the road is hardly an easy option for them, as good as it may sound. Outdoor green spaces and exercise , connecting with nature , gardening , kitchen gardens are so beneficial for all youths.

The present exhibition at the Design Centre "24 Carrots " exemplifies this exactly.

The location of 31 Brisbane Street and surrounds , including the Design Centre, the Royal Oak Hotel(award winning live music venue), the Albert Hall, The Florance unique hotel, the City Park, the Harvest Market, the Verge Hotel, several award winning top end restaurants- Brisbane Street Bistro, Novaros, and the amazing streetscape of Tamar and Brisbane Streets with its many notable heritage buildings ,have been labelled the "Arts Precinct " of Launceston.

Is this where we want to house at "risk" youths?

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 Auroa Stadium, Boags Brewery, and visit many other local attractions. Tourists are very valuable to Launceston as has been too evident over Covid.

As it is the centre of Launceston has a major problem with loud vehicles doing the "block", something that does not seem to be controlled but that's another story.

We feel the choice of 31 Brisbane Street has not been properly thought through.

For the above reasons and ramifications of the unknown , we believe that 31 Brisbane Street is hardly a wise choice for youths at "risk".

A more suitable house and grounds should be found.

Yours Sincerely

Kate Murray

John Florance

[REDACTED]

From: "Glenn Torrents" [REDACTED]
Sent: Wed, 13 Oct 2021 11:01:51 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: DA0464/2021 31 Brisbane St, Launceston

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Launceston City Council – DA0464/2021 31 Brisbane St, Launceston

In respect of the current building application by Xsquared Architects (on behalf of the State Government) in respect of At Risk Youth, as an owner of [REDACTED] at [REDACTED] (and operator of the businesses in that building) I have some concerns that I think the council should consider.

Firstly I have no objections to any of the structural changes to the building that are proposed and I support the idea of the services trying to be done however I am not sure the CBD is the best place for it.

I do not understand exactly what services Youth, Family & Community Connections intend to provide for the youth and whether the usual accommodation timeframe is very short term or longer hence my concerns may be unwarranted however potential antisocial behaviour of the youth is my greatest concern.

As a worst case I can see a situation where groups of youths are 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.

[REDACTED] 31 Brisbane Street our building has a door which is a discrete entrance to the pharmacy where we operate a methadone program to help people get off a drug addiction. We have clients coming in on a daily basis to receive their medication. Most of our clients are good people who are genuinely trying to get off a drug dependency however not all of them are and it worries me that you may have vulnerable youth congregating near our clients and potentially getting to know them and then who knows where that may lead.

31 Brisbane St has a Brisbane St and a Tamar St entrance so in my opinion it would be prudent for the operators to use the Tamar St entrance as the main entrance and therefore minimise my fears above. Is the council able to enforce this.

Regards

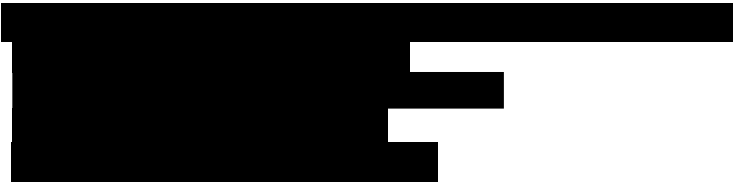
Glenn Torrents - CA, AIPA, CFP®, B.Bus



BAS agent
25446197

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