

11.1. PSA-LLP0028 and DA0380/2024 - 213-215 and 217-229 Wellington Street, South Launceston Combined Planning Scheme amendment and Hospital Services - construction of a new hospital at 213-215 and 217-229 Wellington Street (DA0380/2024 & PSA-LLP0028)

FILE NO: PSA-LLP0028 and DA0380/2024

AUTHOR: Duncan Payton (Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or initiate and exhibit Combined Scheme Amendment DA0380/2024 (PSA-LLP0028) to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	213-215 and 217-229 Wellington Street, Launceston
Existing Zone:	Commercial zone
Existing Use:	Multiple: Business and professional services, General retail and Hire, Service Industry

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

That Council pursuant to:

1. sections 37, 38, and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0028 to the Launceston Local Provisions Schedule to:
 - a. Insert a Site Specific Qualification into LAU-Site-Specific Qualifications table within the Local Provisions Schedule to amend the use table of the Commercial zone to allow the use class Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0028 identified in Attachment 3.
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.
4. section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0380/2024 - Hospital Services - demolition of existing buildings and construction of a new multi-storey private hospital at 213-215 and 217-229 Wellington Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA000, dated 22/11/2024
- b. Location Plan, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA001, dated 22/11/2024
- c. Proposed Scheme Axonometric Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA003, dated 22/11/2024
- d. Ground Level Layout, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA004, dated 22/11/2024
- e. Car Park / Level 1 (Antresole), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA005, dated 22/11/2024
- f. Car Park / Level 2 (Upper Level), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA006, dated 22/11/2024
- g. Level 2, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA007, dated 22/11/2024
- h. Level 3, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA008, dated 22/11/2024
- i. Level 4, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA009, dated 22/11/2024
- j. Level 5, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA010, dated 22/11/2024
- k. Level 6 / Roof Plant, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA011, dated 22/11/2024
- l. Elevation - Western, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA012, dated 22/11/2024
- m. Elevation - Southern & Northern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA013, dated 22/11/2024
- n. Elevation - Eastern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA014, dated 22/11/2024
- o. Sections, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA015, dated 22/11/2024
- p. Shadow Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA016, dated 22/11/2024
- q. Gross Floor Area (GFA), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA017, dated 22/11/2024
- r. Perspective Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA018, dated 22/11/2024

- s. Photomontages & Interior Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA019, dated 22/11/2024
- t. Materials Board Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA020, dated 22/11/2024
- u. Signage, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA021, dated 22/11/2024
- v. Frankland Street Rooftop Plant Space Visibility Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA022, dated 22/11/2024
- w. Design Statement, prepared by SKAr, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 26/08/2024
- x. Traffic Impact Assessment, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, revision A, dated 27/06/2024
- y. Letter - response to RFI re. traffic, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 04/12/2024
- z. Preliminary Site Investigation (Stage 1 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 11/05/2024
- aa. Preliminary Site Investigation (Stage 2 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 08/05/2024
- ab. Environmental Review and Advice, prepared by Abacus Environmental, Launceston Private Hospital, 213-215 Wellington Street, Launceston, dated 18/11/2024

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/01068-LCC, dated 27/08/2025 and attached to the permit.

4. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and
 - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

5. SIGN MAINTENANCE (STATIC)

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

6. SIGN ILLUMINATION (STATIC)

The illuminated signs permitted by this permit must have a maximum luminance level of 1200 nit and must only be illuminated during the operating hours of the business.

Flashing or intermittent lighting must not be used in the signs permitted by this permit.

7. REQUIREMENT FOR OFFSITE PARKING PROVISION TO BE MAINTAINED

In the event that off-site parking for the Launceston Health Hub within No. 213-215 Wellington Street is made unavailable during construction for a cumulative period of longer than 6 months, additional private car parking shall be secured by the applicant for use by Launceston Health Hub staff. The additional parking shall:

- Be located within a 200m radius of the Launceston Health Hub,
- Be made available for use by Launceston Health Hub staff until such a time as parking for Launceston Health Hub staff is made available within this development,
- Increase the off-site staff car parking for Launceston Health Hub to no fewer than 34 parking spaces or other arrangements to the satisfaction of the Senior Leader City Development.

Evidence of an agreement for the provision of the parking must be provided to the Senior Leader City Development prior to the parking within No. 213-215 Wellington Street becoming unavailable.

8. CONDITION DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council 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 Council 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. 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 Executive Leader Community Assets and Design 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.

10. 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 an appropriately qualified tradesman/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 & Assets Network is required. Application for the occupation of Wellington 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 contractor/s undertaking the works,
- c. The traffic management works that are 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 Wellington Street is unavailable for use due to the works and/or occupation,
- e. Any temporary works required to maintain the serviceability of the road or footpath.

A permission issued for any occupation and/or works may be subject to conditions specifying or limiting any of the above listed matters.

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

11. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

12. AMENITY COMMERCIAL USE – ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT (EMPCA)

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and regulations thereunder. 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, glare, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

13. EXTERIOR AND SECURITY LIGHTING

Exterior lighting and security lighting is to comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

14. NO BURNING OF WASTE

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

15. CONTAMINATED LAND

The developer must comply with the Preliminary Site Investigation (PSI) report prepared by Rod Cooper (08/05/2024 ES&D) following all management measures outlined in this report.

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

16. OUT OF HOURS CONCRETE POURING

In the event that an out of hours concrete pour is required, the Senior Leader Health and Compliance must be notified in writing no fewer than seven business days prior to the pour.

All other concrete pours must comply with the permitted hours of construction.

At least seven days prior to scheduled out of hours concrete pours, the applicant must:

- 1) Notify, via a letterbox drop, all neighbouring properties that fall wholly or partially within 300m of the development site of the date and time of the planned concrete pour. This notification must provide a direct phone number of the responsible person that complainants can contact regarding noise issues; and
- 2) Provide a copy of the letterbox notification to Council for each planned concrete pour; and
- 3) Keep a register of complaints received regarding concrete pours.

17. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0380/2024 & PSA-LLP0028. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) 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 (2) 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 Tasmanian Civil & Administrative Tribunal (TASCAT).

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 Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement.

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

E. Storage of Dangerous Goods

Dangerous goods/materials must be stored in accordance with the Work Health & Safety Regulations 2012 or any subsequent versions of the document.

F. Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

G. Cooling Towers

The owner of a cooling tower or warm water system is required to obtain registration with council in accordance with the Public Health Act 1997 and comply with the 'Guidelines for the Control of Legionella in Regulated Systems' or any subsequent versions of the document.

Richard Jamieson (Senior Leader City Development) and Duncan Payton (Town Planner) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.

George Walker (6ty⁰) spoke for the Recommendation.

DECISION: 2 October 2025

MOTION

Moved Councillor D C Gibson, seconded Councillor A G Harris.

That Council pursuant to:

1. sections 37, 38, and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0028 to the Launceston Local Provisions Schedule to:
 - a. Insert a Site Specific Qualification into LAU-Site-Specific Qualifications table within the Local Provisions Schedule to amend the use table of the Commercial zone to allow the use class Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0028 identified in Attachment 3.
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.
4. section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0380/2024 - Hospital Services - demolition of existing buildings and construction of a new multi-storey private hospital at 213-215 and 217-229 Wellington Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA000, dated 22/11/2024
- b. Location Plan, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA001, dated 22/11/2024
- c. Proposed Scheme Axonometric Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA003, dated 22/11/2024
- d. Ground Level Layout, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA004, dated 22/11/2024
- e. Car Park / Level 1 (Antresole), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA005, dated 22/11/2024
- f. Car Park / Level 2 (Upper Level), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA006, dated 22/11/2024
- g. Level 2, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA007, dated 22/11/2024

- h. Level 3, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA008, dated 22/11/2024**
- i. Level 4, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA009, dated 22/11/2024**
- j. Level 5, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA010, dated 22/11/2024**
- k. Level 6 / Roof Plant, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA011, dated 22/11/2024**
- l. Elevation - Western, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA012, dated 22/11/2024**
- m. Elevation - Southern & Northern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA013, dated 22/11/2024**
- n. Elevation - Eastern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA014, dated 22/11/2024**
- o. Sections, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA015, dated 22/11/2024**
- p. Shadow Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA016, dated 22/11/2024**
- q. Gross Floor Area (GFA), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA017, dated 22/11/2024**
- r. Perspective Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA018, dated 22/11/2024**
- s. Photomontages & Interior Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA019, dated 22/11/2024**
- t. Materials Board Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA020, dated 22/11/2024**
- u. Signage, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA021, dated 22/11/2024**
- v. Frankland Street Rooftop Plant Space Visibility Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA022, dated 22/11/2024**
- w. Design Statement, prepared by SKAr, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 26/08/2024**
- x. Traffic Impact Assessment, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, revision A, dated 27/06/2024**
- y. Letter - response to RFI re. traffic, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 04/12/2024**

- z. Preliminary Site Investigation (Stage 1 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 11/05/2024**
- aa. Preliminary Site Investigation (Stage 2 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 08/05/2024**
- ab. Environmental Review and Advice, prepared by Abacus Environmental, Launceston Private Hospital, 213-215 Wellington Street, Launceston, dated 18/11/2024**

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/01068-LCC, dated 27/08/2025 and attached to the permit.

4. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and**
 - ii. Saturday - 8 am to 6 pm.****
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).**

5. SIGN MAINTENANCE (STATIC)

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

6. SIGN ILLUMINATION (STATIC)

The illuminated signs permitted by this permit must have a maximum luminance level of 1200 nit and must only be illuminated during the operating hours of the business.

Flashing or intermittent lighting must not be used in the signs permitted by this permit.

7. REQUIREMENT FOR OFFSITE PARKING PROVISION TO BE MAINTAINED

In the event that off-site parking for the Launceston Health Hub within No. 213-215 Wellington Street is made unavailable during construction for a cumulative period of longer than 6 months, additional private car parking shall be secured by the applicant for use by Launceston Health Hub staff. The additional parking shall:

- Be located within a 200m radius of the Launceston Health Hub,**
- Be made available for use by Launceston Health Hub staff until such a time as parking for Launceston Health Hub staff is made available within this development,**

- Increase the off-site staff car parking for Launceston Health Hub to no fewer than 34 parking spaces or other arrangements to the satisfaction of the Senior Leader City Development.

Evidence of an agreement for the provision of the parking must be provided to the Senior Leader City Development prior to the parking within No. 213-215 Wellington Street becoming unavailable.

8. CONDITION DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council 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 Council 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. 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 Executive Leader Community Assets and Design is required prior to undertaking works where the works:

- require a road or lane closure;
- require occupation of the road reserve for more than one week at a particular location;
- are in nominated high traffic locations; or
- 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.

10. 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 an appropriately qualified tradesman/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 & Assets Network is required. Application for the occupation of Wellington Street must be made 14 days prior to date of the scheduled occupation or works and detailing (but not limited to);

- The nature, dates and duration of the occupation and/or works,
- The contractor/s undertaking the works,
- The traffic management works that are 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 Wellington Street is unavailable for use due to the works and/or occupation,
- e. Any temporary works required to maintain the serviceability of the road or footpath.

A permission issued for any occupation and/or works may be subject to conditions specifying or limiting any of the above listed matters.

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

11. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

12. AMENITY COMMERCIAL USE – ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT (EMPCA)

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and regulations thereunder. 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, glare, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

13. EXTERIOR AND SECURITY LIGHTING

Exterior lighting and security lighting is to comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

14. NO BURNING OF WASTE

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

15. CONTAMINATED LAND

The developer must comply with the Preliminary Site Investigation (PSI) report prepared by Rod Cooper (08/05/2024 ES&D) following all management measures outlined in this report.

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

16. OUT OF HOURS CONCRETE POURING

In the event that an out of hours concrete pour is required, the Senior Leader Health and Compliance must be notified in writing no fewer than seven business days prior to the pour.

All other concrete pours must comply with the permitted hours of construction.

At least seven days prior to scheduled out of hours concrete pours, the applicant must:

- 1) Notify, via a letterbox drop, all neighbouring properties that fall wholly or partially within 300m of the development site of the date and time of the planned concrete pour. This notification must provide a direct phone number of the responsible person that complainants can contact regarding noise issues; and
- 2) Provide a copy of the letterbox notification to Council for each planned concrete pour; and
- 3) Keep a register of complaints received regarding concrete pours.

17. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0380/2024 & PSA-LLP0028. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) 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 (2) 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 Tasmanian Civil & Administrative Tribunal (TASCAT).

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 Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

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

E. Storage of Dangerous Goods

Dangerous goods/materials must be stored in accordance with the Work Health & Safety Regulations 2012 or any subsequent versions of the document.

F. Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

G. Cooling Towers

The owner of a cooling tower or warm water system is required to obtain registration with council in accordance with the Public Health Act 1997 and comply with the 'Guidelines for the Control of Legionella in Regulated Systems' or any subsequent versions of the document.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor L M McMahon, Councillor S Cai, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor T G Walker	There is a landowner consent that goes with these documents and that is in regards to street changes on Wellington Street. I note that there are conditions upon that land owners consent. How does that get resolved? Is it just a process of internal negotiating or would that involve, at some point, another development application? What goes into that land?	Town Planner <i>The consent is provided for the application. It is indicated clearly through that consent, and in the conditions applied to the permit, that further approval and negotiation will be involved with our engineering sections. As it works on land that Council controls, they cannot commence any of those changes to the access without agreeing on the engineering.</i>