



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 26 OCTOBER 2015
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 26 October 2015

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers:

Date: 26 October 2015

Time: 1.00pm

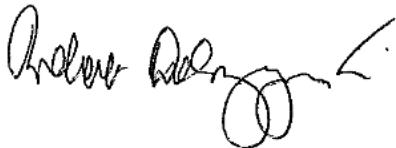
Section 65 Certificate of Qualified Advice

Background

Section 65 of the *Local Government Act 1993* requires the General Manager to certify that any advice, information or recommendation given to Council is provided by a person with appropriate qualifications or experience.

Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the Agenda Items for this meeting.



Robert Dobrzynski
General Manager

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATION OF INTERESTS	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	
5	PETITIONS	2
	No Petitions have been identified as part of this Agenda	
6	COMMUNITY REPORTS	2
	No Community Reports have been registered with Council as part of this Agenda	
7	PUBLIC QUESTION TIME	2
7.1	Public Questions On Notice	2
7.1.1	Public Questions on Notice - Mr Basil Fitch	3
7.1.2	Public Questions on Notice - Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams	8
7.2	Public Questions Without Notice	11
8	PLANNING AUTHORITY	12
8.1	23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal	12
9	ANNOUNCEMENTS BY THE MAYOR	41
9.1	Mayors Announcements	41

City of Launceston

COUNCIL AGENDA

Monday 26 October 2015

Item No	Item	Page No
10	ALDERMEN'S REPORTS	43
11	QUESTIONS BY ALDERMEN	43
11.1	Questions On Notice	43
11.1.1	Aldermen's Questions on Notice - Alderman R J Sands	44
11.2	Questions Without Notice	48
12	COMMITTEE REPORTS	49
12.1	Tender Review Committee Meeting - 5 October 2015	49
13	COUNCIL WORKSHOPS	51
14	NOTICES OF MOTION	51
	No Notices of Motion have been identified as part of this Agenda	
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	52
15.1	Community Grants (Round 2) 2015/2016	52
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	56
	No Items have been identified as part of this Agenda	
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	57
17.1	Queen Victoria Museum and Art Gallery 2014/2015 Annual Report	57
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	59
18.1	Reimagining the Gorge Project	59
19	CORPORATE SERVICES DIRECTORATE ITEMS	63
19.1	Proposed City of Launceston 2015/16 Annual Plan	63

City of Launceston

COUNCIL AGENDA

Monday 26 October 2015

Item No	Item	Page No
20	GENERAL MANAGER'S DIRECTORATE ITEMS	78
	No Items have been identified as part of this Agenda	
21	URGENT BUSINESS	78
	No Urgent Items have been identified as part of this Agenda	
22	CLOSED COUNCIL	78
22.1	Confirmation of the Minutes	78
23	MEETING CLOSURE	78

1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATION OF INTERESTS

Local Government Act 1993 - Section 48

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

3 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 12 October 2015 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

Meeting - Public Speaking Protocol Statement (as read by the General Manager)

Only residents, ratepayers or people on the Electoral Roll of City of Launceston may address an item on the Agenda. Before commencing you will need to state your name and address. Generally speaking time is limited to two minutes. No extension of time is permitted. Comments and statements are not to be defamatory, offensive or abusive, or be designed to embarrass any person, including Aldermen or Officers. Statements are not to be repetitive of statements or points already made. Several people repeating a common position should nominate a single speaker on their behalf. The Mayor may ask a member of the gallery to cease speaking if the above procedures are not followed. You must speak for, or against the recommendation, not ask questions of Aldermen or Officers or attempt to enter into debate with Aldermen or Officers. Statements can only be made either directly relating to supporting the recommendation or arguing against it.

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions have been identified as part of this Agenda

6 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 Aldermen.)

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

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 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.)

7.1.1 Public Questions on Notice - Mr Basil Fitch

FILE NO: SF6381/SF2385

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Robert Dobrzynski (General Manager)

DECISION STATEMENT:

No decision is being sought from Council.

QUESTIONS AND RESPONSES:

1. During the Launceston City Council meeting on Monday the 28th of September I put forward 21 questions in writing. As of Friday the 9th of October I have not received a reply. Why?

Response: Mr Fitch was, during a visit to Customer Service on Friday, 9 October 2015, provided with a hard copy of all responses to previously submitted Questions on Notice. The Questions on Notice are also answered in writing, as required by the *Local Government (Meeting Procedures) Regulations 2015* - Regulation 30(1), in the Council Agenda of 12 October 2015.

2. At the meeting at the Albert Hall on Thursday the 1st of October I asked meeting attendees should Council call a public meeting on all aspects of the proposed UTAS move to Inveresk. Unanimous support "yes" was received. I therefore call on Council to accede to the request and call a public meeting within 14 days at the Albert Hall at 7pm, with speakers allowed 5 minutes to put their thoughts.

Response: The meeting held at the Albert Hall on the evening of Thursday 1st October was a public meeting which had been publically advertised for that purpose.

3. Vice Chancellor Rathjen has stated it would cost \$50 million to upgrade facilities at the Newnham Campus. Deputy Vice Chancellor at the meeting stated it would be \$350 million. Who is correct?

Response: The question has been forwarded to UTAS for response.

4. Vice Chancellor Rathjen has continually stated a move to Inveresk would see an increase in students to 30,000. The Deputy Vice Chancellor states 10,000. Who is correct?

Response: The question has been forwarded to UTAS for response.

7.1.1 Public Questions on Notice - Mr Basil Fitch...(Cont'd)

5. A count of cars at the Newnham Campus daily varies from 800 to 1,000. A move to Inveresk says 10,000 extra. Another 2,000 car movements daily; could Inveresk cope with traffic chaos?

Response: The assessment process will consider traffic. UTAS have engaged a traffic consultant to prepare a Traffic Impact Assessment which will provide traffic volumes and make an assessment of the spare carrying capacity of the network. It should not be assumed that a site such as Newnham, which is car dependent, automatically translates to car dependency at an inner city campus.

6. A count of cars at Willis St of 240 at \$4 per day - \$960 per day. That's \$4,800 per week, and \$250,000 per year. Will the university reimburse ratepayers for this loss?

Response: The figures purporting to represent revenue from the Willis Street carpark are not correct. The remainder of the question has been forwarded to UTAS for response.

7. Now stated that UTAS want all land for no charge. Willis Street value is \$10 million, old velodrome is \$10 million, show grounds is \$10 million. Surely Council will not let this happen?

Response: Statement - no answer required.

8. Will ratepayers money be used in relocating show society and market?

Response: The UTAS inner city campus proposal is not predicated on relocating the Show Society and market.

9. As UTAS are changing their minds in detail daily; no money, no plans, no concrete proposal; would it not be more prudent for Council to put a moratorium on this "media hyped" suggestion for 5 years?

Response: The Council is obliged to consider proposals as they are submitted. There is no compelling rationale why the Council should avoid consideration of a UTAS inner city campus for 5 years.

10. Is Council aware that the 120 units at Inveresk are the same as those used at Manus Island Detention Centre and are called "crisis accommodation for refugees"?

Response: It is unclear on what basis the claims in this statement are made. The question has been referred to UTAS for response.

7.1.1 Public Questions on Notice - Mr Basil Fitch...(Cont'd)

11. Already architects have named Inveresk units as Inveresk student/refugee accommodation?

Response: Statement - no answer required.

12. Are aldermen aware the size is 6 metres long, 3.5 metres wide, 20 feet long, 11.5 feet wide with shower, toilet, sink, bed, and bench. How depressing and degrades the original intent of the area.

Response: It is unclear on what basis the claims in this statement are made. The question has been forwarded to UTAS for a response. As previously advised, the student accommodation development, funded by Commonwealth Rental Assistance Scheme, meets building and planning requirements.

13. It is now quite clear that this proposal is politically motivated and supported by the Examiner and LAFM with Peter Gutwein MHA, Andrew Nikolic MHR and Senator Richard Colbeck, and the Property Council all singing from the same song sheet daily.

Response: Statement - no answer required.

REPORT:

Public Questions on Notice raised by Mr Basil Fitch at the Council Meeting of 12 October 2015 were directed to the Mayor, Aldermen and Mr R Dobrzynski for response. Council Officers have provided written responses to the questions raised.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

7.1.1 Public Questions on Notice - Mr Basil Fitch...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

N/A


BUDGET & FINANCIAL ASPECTS:

N/A

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.



Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Public Questions on Notice provided in writing by Mr Basil Fitch.

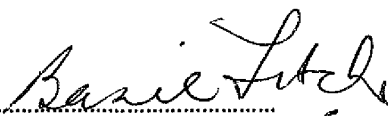
Monday 12 October 2015

TO: The Mayor Albert van Zetten
Mr Robert Dobrynski General Manager
Aldermen
Launceston City Council

RE: PROPOSED MOVE BY UTAS FROM NEWNHAM CAMPUS

Following the meeting of UTAS, TasTAFE, Launceston City Council, and Treasurer Peter Gutwein, numerous unanswered questions still remain.

- 1) During the Launceston City Council meeting on Monday the 28th of September I put forward 21 questions in writing. As of Friday the 9th of October I have not received a reply. Why?
- 2) At the meeting at the Albert Hall on Thursday the 1st of October I asked meeting attendees should Council call a public meeting on all aspects of the proposed UTAS move to Inveresk. Unanimous support "yes" was received. I therefore call on Council to accede to the request and call a public meeting within 14 days at the Albert Hall at 7pm, with speakers allowed 5 minutes to put their thoughts.
- 3) Vice Chancellor Rathjen has stated it would cost \$50 million to upgrade facilities at the Newnham Campus. Deputy Vice Chancellor at the meeting stated it would be \$350 million. Who is correct?
- 4) Vice Chancellor Rathjen has continually stated a move to Inveresk would see an increase in students to 30,000. The Deputy Vice Chancellor states 10,000. Who is correct?
- 5) A count of cars at the Newnham Campus daily varies from 800 to 1,000. A move to Inveresk says 10,000 extra. Another 2,000 car movements daily; could Inveresk cope with traffic chaos?
- 6) A count of cars at Willis St of 240 at \$4 per day = \$960 per day. That's \$4,800 per week, and \$250,000 per year. Will the university reimburse ratepayers for this loss?
- 7) Now stated that UTAS want all land for no charge. Willis Street value is \$10 million, old velodrome is \$10 million, show grounds is \$10 million. Surely Council will not let this happen?
- 8) Will ratepayers money be used in relocating show society and market?
- 9) As UTAS are changing their minds in detail daily; no money, no plans, no concrete proposal; would it not be more prudent for Council to put a moratorium on this "media hyped" suggestion for 5 years?
- 10) Is Council aware that the 120 units at Inveresk are the same as those used at Manus Island Detention Centre and are called "crisis accommodation for refugees"?
- 11) Already architects have named Inveresk units as Inveresk student/refugee accommodation?
- 12) Are aldermen aware the size is 6 metres long, 3.5 metres wide, 20 feet long, 11.5 feet wide with shower, toilet, sink, bed, and bench. How depressing and degrades the original intent of the area.
- 13) It is now quite clear that this proposal is politically motivated and supported by the Examiner and LAFM with Peter Gutwein MHA, Andrew Nikolic MHR and Senator Richard Colbeck, and the Property Council all singing from the same song sheet daily.



Basil J Fitch
Former Alderman Launceston City Council

7.1.2 Public Questions on Notice - Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams**FILE NO:** SF6381**AUTHOR:** Tegan West (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

In accordance with Regulation 31(5)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, Public Questions Without Notice asked by Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams, unanswered at the Ordinary Council Meeting of 12 October 2015, are included in this Agenda as Public Questions on Notice, with responses provided in this item. No decision is being sought from Council.

QUESTIONS AND RESPONSES:

Questions from Mr Denis Barker with responses from Council Officers.

Questions regarding Application Number DA0176/2015:

1. Are all materials stored on Lot 1A and Crown land to be processed through the batching plant - if not, vehicle movements are intensified considerably?

Response: Crossroads operates the concrete batching plant as part of a broader contracting operation that principally occupies 73-75 and 77-79 Lilydale Road.

Materials stored at the site (including Lot 1A and on the adjoining Crown land) include those used for the concrete batching plant and also stockpiles of material used for other parts of the business such as gravel and topsoil. The use and development approved in DA0176/205 will allow for a redistribution of material storage on the site but will not increase the intensity of use on the site, including the number of vehicle movements. Some materials that are currently stored in open piles will be transitioned to bins as used elsewhere on the site.

2. Are the aggregate bays on Lot 1A and Crown land to be irrigated - if material is dry when it is tipped into the batching hopper a cloud of dust goes into the air to be carried over my house?

Response: The concrete batching materials across the site are tested daily for water content as this is essential for determining the correct concrete mix. If materials are too dry they will be watered. Although the main intention is for optimum water levels for concrete production, this does assist in dust suppression as well. As materials are added to the hopper and when concrete is transferred to trucks a water spray is used to settle any dust. The yard and the access over the Crown land are also regularly irrigated, particularly in dry and/or windy conditions.

7.1.2 Public Questions on Notice - Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams...(Cont'd)

3. Can I be notified when the street sweeper will be sweeping Lilydale Road in front of No. 70 so I can seal the house up before the dust cloud is blown over it?

Response: It is not practical to inform residents of the street sweeping cycle times as requested in the question. In very dusty conditions staff are instructed to use water when sweeping.

Question from Mr Basil Fitch with responses from Council Officers.

1. Mr Basil Fitch - Request to Attend SPPC Meeting
Mr Fitch asked for the opportunity to be able to present to a future SPPC Meeting to discuss issues surrounding that UTAS move to Inveresk.

Response: Mr Fitch has been invited to attend the SPPC Meeting on Monday, 16 November 2015.

Question from Mr Robert Williams with responses from Council Officers.

Question regarding Development Application 0176/2015:

1. Mr Williams suggested that the Council should take action over cars racing in the Lilydale Road area near the proposed development.

Response: The matter of speeding vehicles is a police matter and should be reported to them so that they can take appropriate action.

REPORT:

Public Questions Without Notice raised by Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams at the Council Meeting of 12 October 2015 were directed to the Mayor, Alderman and Mr R Dobrzynski for response. Council Officers have now provided written responses to questions raised.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

7.1.2 Public Questions on Notice - Mr Denis Barker, Mr Basil Fitch and Mr Robert Williams...(Cont'd)

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A


BUDGET & FINANCIAL ASPECTS:

N/A

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.


Robert Dobrzynski: General Manager

7.2 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 can not 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 Item 8 - Planning Authority.

8 PLANNING AUTHORITY

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal

FILE NO: DA0434/2015

AUTHOR: Fiona Ranson (Urban Designer)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Birrelli Architects
Property:	23 Adelaide Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	1/09/2015
Validity Date:	3/09/2015
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	26/10/2015
Representations:	4

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0434/2015 - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal at 23 Adelaide Street East Launceston, subject to the following conditions:

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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

- a. Immediate Context, Birrelli, 23 Adelaide Street, Page No. 1, date not shown - submitted 31/08/2015.
- b. Existing Site Plan, Birrelli, 23 Adelaide Street, Page No. 2, date not shown - submitted 31/08/2015.
- c. Existing Floor Plan, Birrelli, 23 Adelaide Street, Page No. 3, date not shown - submitted 31/08/2015.
- d. Materiality + Detail, 23 Adelaide Street, Page No. 4, date not shown - submitted 31/08/2015.
- e. Proposed Site Plan, 23 Adelaide Street, Page No. 5, date not shown - submitted 31/08/2015.
- f. Site Plan including Waste Water Location, Birrelli, 23 Adelaide Street, Page No. 6, Issue A, 10/09/2015.

2. AMENDED PLANS REQUIRED

Prior Building and Plumbing Approval, and prior to the commencement of any work and use, amended plans must be submitted to the satisfaction of the Manager Planning Services, to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit.

The amended plans must show the alterations required in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 4847, endorsed as part of this permit. The plans which require alteration are as follows:

- a. Concept Diagrams, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- b. Proposed Floor Plan, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- c. Sections, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- d. Exterior view 1, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- e. Exterior view 2, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- f. Interior view 1, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.
- g. Interior view 2, Birrelli, 23 Adelaide Street, date not shown - submitted 31/08/2015.

3. LEGAL TITLE

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

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2015/01405-LCC) (attached).

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

6. HERITAGE

The development must be undertaken in accordance with the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 4847, endorsed as part of this permit.

7. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

8. 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.

9. DEMOLITION

The Developer must:

- a. 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;
- b. not undertake any burning of waste materials on site;
- c. remove all rubbish from the site for disposal at a licensed refuse disposal site; and
- d. dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania *'How to Safely Remove Asbestos' Code of Practice 2012* or any subsequent versions of the document.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

Notes

A Building Permit Required

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

B. Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2000. Section 93. A copy of this planning permit should be given to your Building Surveyor.

C. Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

D. General

This permit was issued based on the proposal documents submitted for DA0434/2015. 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 Resource Management and Planning Appeal Tribunal is abandoned 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.*

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

E. 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 enquires as to whether the proposed development is effected, restricted or prohibited by any such covenant.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

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.

F. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals will be required before construction commences:

- *Council Building permit*
- *Council Plumbing permit*
- *Occupancy Permit*

G. 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>.

H. 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.

REPORT:

1. THE PROPOSAL

The application is for the construction of an extension to the rear of a substantial heritage listed single dwelling. The proposal also includes some demolition associated with the extension, drainage works proposed around the existing kitchen and proposed extension, and removal of some vegetation in the rear yard, which would be required to enable the construction.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

The extension is intended to house a 'garden room' living/dining area adjacent to the existing kitchen which is to be renovated as part of the proposal. The proposal is to provide for an open plan living area with improved light and views and access to the garden. The garden room is to be raised 300mm above the existing floor level to avoid existing damp issues, and a largely glazed element is to provide a transition space between the 'old and new'.

The proposal included the demolition of the rear wall and chimney of the original kitchen wing, however, in response to concerns expressed in representations, the applicant offered an alternative solution which enables the retention of the chimney. The retention of the chimney is to be enforced by a condition applied as part of the Tasmanian Heritage Council's approval.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the top of Windmill Hill to the south-west of Launceston's Central Activities District. It lies on the southern and higher side of the Adelaide Street at the intersection with Stewart Street.

The area to the south of Adelaide Street is zoned Inner Residential and the site is surrounded by predominantly residential properties of 1 and 2 storeys in height. They are from various periods from the 1850s to the 1950s and are built from a variety of materials and have a variety of roof forms, but the overwhelming majority are of brick construction with hipped roofs.

A number of facilities and services are also available within walking distance, the most immediate of these includes Windmill Hill Park situated directly opposite the site to the north.

This property is part of a highly significant heritage streetscape which consists of a row of 'Bennell' two storey townhouses. The subject property is the first in the row and is located on a long narrow corner lot.

Site Description

The site is rectangular in shape with an area of 736m².

The rear of the lot adjoins a ROW which provides vehicular access to the rear of the adjoining townhouse.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

There are not any uses in the area that may cause environmental harm.

The property is heritage listed under in Table E13.2 of the Launceston Interim Planning Scheme 2015, and is also included on the Tasmanian Heritage Register.

Location of existing access to the site

Pedestrian access to the site is available via Stewart and Adelaide Streets, whilst vehicle access to the site is restricted to a crossover off Stewart Street, to the rear of the dwelling.

Slope

The site lies on relatively flat land to the top of Windmill Hill. It rises to the south with an approximate slope of 2.5%, before falling away at a similar gradient.

The site is not likely to be within a landslip area.

Vegetation

The site is cleared of vegetation/lightly treed/open pasture. The site is/is not within 100m of bushfire prone vegetation.

Location of any existing buildings on the site and surrounding area

Currently the site is developed with a large, double storey house and a double garage to the southern end of the site. This dwelling was constructed in 1860 and is of brick construction with a rendered and painted wall finish. The roof is now of galvanised iron with a painted finish, or Colorbond coated steel. The architectural style and aesthetic of the house are consistent with the row to the west, and also generally consistent with other houses in the area.

The existing buildings have a floor area of 260m² (house = approximately 216m² + garage = 44m²). The proposed additional floor area is 32m².

Proposed site coverage = 27% (existing 166m² + proposed 32m²/ site 736m²)

There are residences on adjoining land to the west, conjoined to the main structure of the dwelling on the subject site.

As the development is to the south-east of the nearest property and is generally low lying, it is unlikely to cause any unacceptable overshadowing on this adjoining property.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

The proposed development is set back 2.6m from the adjoining property boundary, and has a floor level of approximately 200m. It is therefore unlikely to cause any overlooking of the adjoining property.

Site Services

The street is sealed and drained to Council standard.

The site is connected to reticulated sewerage, stormwater and water supply services.

There are no watercourses within 50m of the site.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

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

11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.

11.1.1.4 To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.

11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.

Consistent

The proposal provides for an existing residential use. It is for the extension of a single dwelling close to services and facilities in an inner urban and historically established area of Launceston. It is considered to provide a higher standard of amenity for the residents of the dwelling, respecting the existing height and set backs of development, and without impacting on the valued streetscape character.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

11.4 Development Standards

11.4.2 Site coverage and rear setback for single dwellings

<p>Objective: To ensure that the location and extent of building site coverage:</p> <ul style="list-style-type: none"> (a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity; (b) assists with the management of stormwater; (c) provides for setback from the rear boundary; and (d) has regard to streetscape qualities.
<p>Consistent The building site coverage is considered to:</p> <ul style="list-style-type: none"> (a) allow for open space, gardens and outdoor living areas that contribute to residential amenity; (b) assist with the management of stormwater; (c) allow for significant setback from the rear boundary; and (d) not interfere with streetscape qualities.
<p>A1 A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.</p>
<p>Complies The proposal has a resultant site coverage of well under 50%.</p>

11.4.3 Building envelope for single dwellings

<p>Objective: To ensure that the siting and scale of single dwellings:</p> <ul style="list-style-type: none"> (a) allows for flexibility in design to meet contemporary dwelling requirements; (b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and (c) has regard to streetscape qualities.
<p>Consistent The siting and scale of the proposed extension is considered to allow for contemporary dwelling requirements, whilst not impacting on the residential amenity of neighbours, or streetscape the valued qualities.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

<p>A1 All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes:</p> <ul style="list-style-type: none"> (a) determined by a setback of no less than 3m from side boundaries and no less than 4m from the rear boundary and a building height of no more than 5.5m; or (b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to a building height of no more than 8.5m above natural ground level (see Figures 11.4.3 A and 11.4.3 B); and walls are setback: <ul style="list-style-type: none"> (i) no less than 1.5m from a side boundary; or (ii) less than 1.5m, provided the wall is built against an existing boundary wall or the wall or walls have a total length of no greater than 9m or one third of the boundary with the adjacent property, whichever is the lesser.
<p>Complies The proposed extension is easily contained within building envelopes described by Figures 11.4.3 A and 11.4.3 B, and the western wall is setback more than 1.5m from the side boundary.</p>

11.4.5 Privacy for single dwellings

<p>Objective: To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.</p>
<p>Consistent The proposal is considered to minimise the potential for overlooking between neighbours.</p>

11.4.7 Site coverage

<p>A1.1 Site coverage must be no greater than 60%; and</p> <p>A1.2 No less than 25% of the site must be pervious to rainfall.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

Complies
 A1.1
 Complies. The proposed site coverage is 27% of the site (existing 166m² + proposed 32m²/ site 736m²).

A1.2
 Complies. There is approximately 300m² of impervious surfaces and therefore 436m² of land pervious to rainfall. This approximately 59% of the site.

11.4.8 Building height

A1 Building height must be no greater than 9m.

Complies
 The maximum building height proposed is 3.955m, however, due to concerns expressed by representors it has been agreed that the height of the extension is to be reduced by 300mm. Therefore it is recommended that a condition be applied to any permit requiring this reduction to be made, as shown on amended plans provided.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent
 There is an existing double garage on the site which serves the existing single dwelling subject to the application. However the proposal does not include a change of use or any works that would affect the provision of car parking or facilities for sustainable transport on the site, therefore the use and development provisions of this Code are not applicable.

- 8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)**

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

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 proposal is considered to encourage and facilitate the continued use of the place of assessed historic cultural heritage significance, and thus encourage the maintenance and retention of the building and the larger site.

The development is considered to be designed in a manner that is largely sympathetic to, and not detracting from, the historic cultural heritage significance of the place or its setting, however, due to concerns expressed by representors it has been agreed that some minor amendments be made to the extension to further minimise the perceived impacts.

Conditions imposed by the Tasmanian Heritage Council to any approval require that these changes be included on amended plans to be provided by the applicant.

E13.6 Development Standards

E13.6.1 Demolition

Objective:

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

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

<p>Consistent By condition. The demolition proposed is not considered to impact on the historic cultural heritage significance of the local heritage places or its setting in an unacceptable way. As stated previously, some amendments are to be made to the extension to further minimise the perceived impacts. Conditions imposed by the Tasmanian Heritage Council to any approval require that these changes be made, as shown on amended plans provided by the applicant.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; (d) the streetscape or setting in which the building or structure is located; (e) the cultural heritage values of the local heritage place; (f) the need for the development; (g) any options to reduce or mitigate deterioration; (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and (i) any overriding economic considerations.
<p>Complies By condition.</p> <ul style="list-style-type: none"> (a) The physical condition of the local heritage place is generally sound, however the external walls proposed to be removed have moved and would be in need of repair if they were to be retained. The chimney appears to have less structural issues than the adjoining walls, and if this structure is to be retained as proposed by the applicant, and in accordance with the conditions imposed by the Tasmanian Heritage Council, the remainder of the demolition proposed is considered to be acceptable. (b) As stated above, the extent of movement and rate of deterioration of the walls proposed for removal is significant, but could be repaired. However the removal of these walls to provide for increased light, ventilation and contemporary living arrangements is considered to be acceptable. The proposed drainage works are also considered to be beneficial for the future of the existing structure, and the future of the property as a whole.

<p>8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)</p> <hr/> <p>(c) There are no known safety issues on the site due to the condition of the building elements proposed for demolition.</p> <p>(d) The proposed extension will be visible from Stewart Street through a partial covering of existing garden planting. Glimpses will also be possible from the intersection with Adelaide Street, however the small scale and the dark recessive colour proposed for the walls and roof cladding, will prevent any unacceptable impact on the streetscape in which the building or structure is located. The loss of the elements to be demolished will not be evident from the street.</p> <p>(e) If the chimney is to be retained as proposed by the applicant are made in accordance with the conditions imposed by the Tasmanian Heritage Council, the cultural heritage values of the local heritage place will be considered to be retained.</p> <p>(f) The proposal allows for the needs/desires of contemporary living with the creation of an open plan living area with the kitchen opening onto the proposed garden room.</p> <p>(g) The proposal includes drainage works to mitigate further deterioration to the existing kitchen structure and the proposed new work which is caused by damp due to the fall of the land and inadequate drainage.</p> <p>(h) The demolition of the sections of wall proposed is not considered to be necessary to secure the long-term future of the building or structure, however it is considered to be a reasonable option in order to provide the largely intact, and thus relatively dark and enclosed interior with a relatively open connection to a light garden room.</p> <p>(i) There are no overriding economic considerations, though the costs involved in repairing the walls may be high.</p>

E13.6.4 Site coverage

<p>Objective: To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.</p>
<p>Consistent The resultant site coverage is considered to be compatible with the historic cultural heritage significance of the local heritage place.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

<p>P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the cultural heritage values of the local heritage place and setting; (c) the site coverage of buildings on sites in the surrounding area; and (d) the pattern of development in the surrounding area.
<p>Complies</p> <p>As discussed in the zone provisions, the existing site coverage is to be increased by 32m² and the resultant site coverage is approximately 27% of the site 736m² site. This is considered to be appropriate, taking into account the following:</p> <ul style="list-style-type: none"> (a) The topography of the site is relatively flat and is not an issue in regard to site coverage. (b) The historic cultural heritage cultural heritage values of the local heritage place and its setting are not considered to be impacted by the extension in line with the existing kitchen wing. (c) The site coverage of buildings on sites in the surrounding area is generally consistent with that which is proposed, and is most often higher, with more significant extensions (sometimes 2 storey) often being added to the rear of the Bennell properties. (d) The general pattern of development in the surrounding area, and especially extensions to the rear, are consistent with that which is proposed.

E13.6.5 Height and bulk of buildings

<p>Objective: To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent The height and bulk of the proposed extension is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</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.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

Complies

The proposed building extension has a width of just over 4.2m to align with the existing kitchen wing, and also has a gable roof designed to match the pitch of this wing.

The extension was proposed to have a wall height of approximately 2.6m above existing ground, and a maximum roof height 1.27m higher. However, in response to the concerns expressed in representations in regard to scale, it has been agreed that this height may be reduced by 300mm, resulting in a wall height of approximately 2.3m, and a maximum roof height of 3.57m. This is to be enforced by conditions to any permit.

The resultant height and bulk of the extension is considered to be appropriate, taking into account the following:

- (a) The historic cultural heritage significance of the local heritage place and its setting is not considered to be compromised by this relatively minor extension to the rear of the main building on the site.
- (b) The character and appearance of the existing building and site are not altered by the proposed extension, and its simplified detailing and dark neutral colour scheme are considered to allow it to recede and leave the existing building to be read with minimal complication.
- (c) The extension is of a similar scale to many other buildings in the surrounding area and is significantly smaller than many extensions to the rear of the neighbouring buildings.
- (d) The property is part of a consistent group and adjacent places generally have historic cultural heritage significance similar to that of the subject property. As stated above the extension is of a height and bulk that are considered to be subservient to the main building on the site, and therefore also the significant elements of adjoining places.
- (e) The height and bulk of the proposed structure are such that it will not stand out when viewed from the street, or detract from the streetscape when seen from a distance.

E13.6.6 Site of buildings and structure

Objective:

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

Consistent

The siting of the proposed extension is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

A1 No acceptable solution.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the topography of the site; (c) the size, shape, and orientation of the lot; (d) the setbacks of other buildings in the surrounding area; (e) the historic cultural heritage significance of adjacent places; and (f) the streetscape.
<p>Complies The front and side setbacks of the extension are in line with those of the existing kitchen and are considered to be appropriate, taking into account the following:</p> <ul style="list-style-type: none"> (a) The historic cultural heritage significance of the local heritage place and its setting are not considered to be compromised by this relatively minor extension to the rear of the main building on the site. (b) The topography of the site is relatively flat and is not an issue in regard to site setbacks. (c) The lot is relatively large and has a north-south orientation, therefore there is ample space for the extension to exist in its proposed location without hindrance to neighbouring residential uses. (d) Other buildings in the surrounding area are setback a variety of distances from all boundaries, however the dominant trend is for dwellings to be built up to the side boundaries and outbuildings to be built up to rear boundaries. The proposed extension to the rear is clearly consistent with the side and front setback of the existing kitchen, and not inconsistent with setbacks of other buildings in the area. (e) The property is part of a consistent group and adjacent places generally have historic cultural heritage significance similar to that of the subject property. As stated above, the extension is setback sufficiently from the boundaries not to compromise the significance of adjoining places. (f) The extension lies entirely behind the Building so will not be visible from the Adelaide Street frontage. It is closest to the Stewart Street frontage, however it is located in line with the existing kitchen wing which is well set back from the boundary and is not considered to be detrimental this streetscape, or the distant view from the intersection with Adelaide Street. <p>As described in the assessment against the zone provisions, there is no rear setback as the site is a corner lot.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

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 proposed roof form and materials are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>P1 Roof form and materials 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 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>Complies The proposed gable roof form and Colorbond steel roof sheeting are generally in line with the form and material of the existing kitchen and are considered to be appropriate, taking into account the following:</p> <ul style="list-style-type: none"> (a) The historic cultural heritage significance of the local heritage place and its setting is not considered to be compromised by this relatively minor extension to the rear of the main building on the site which uses a roof form and material consistent with that of the significant original building on the site, but with simplified detailing that is clearly contemporary. (b) The Victorian Regency design of the dominant building on the site is simple and robust, as are its materials. The proposed extension will appear clearly contemporary, however it is considered that the choice of roof form, material and colour will be recessive and provide for an appropriate contemporary addition to the site. The character and appearance of the existing building and site will not be altered by the proposed extension. (c) The property is part of a consistent group and adjacent places generally have kitchen wings to the rear with similar roof forms. Other buildings in the surrounding area also use gable roofs, and many now utilise corrugated Colorbond steel sheeting, even if they were not originally clad in this material. (d) The height, setback, and colour of the proposed roof are such that it will not stand out when viewed from the street, or detract from the streetscape when seen from a distance.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

E13.6.9 Wall materials

<p>Objective: To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent The proposed wall materials are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>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.</p>
<p>Complies The proposed Colorbond steel roof sheeting exists on and around the site and is considered to be appropriate, taking into account the following: (a) The historic cultural heritage significance of the local heritage place and its setting is not considered to be compromised by this relatively minor extension to the rear of the main building on the site which uses a wall material which is consistent with roofing on the site but with a clearly contemporary design. (b) The Victorian Regency design of the dominant building on the site is simple and robust, as are its materials. The proposed extension will appear clearly contemporary, however it is considered that the choice of wall material and colour will be recessive and provide for an appropriate contemporary addition to the site. The character and appearance of the existing building and site will not be altered by the proposed extension. (c) The property is part of a consistent group and the original buildings on adjacent properties are constructed with brick which has been painted. This includes the kitchen wings to the rear. Other buildings in the surrounding area use a variety of materials including face brick, weatherboard, and some rendered masonry, however it is considered acceptable that this extension be of a contemporary appearance and incorporate a less traditional wall material in light of other factors including scale location to rear, and contemporary design detailing.</p>

8.1	23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)
<hr/> <p>(d) The height, setback, and colour of the proposed walls are such that they will not stand out when viewed from the street, or detract from the streetscape when seen from a distance.</p>	

E13.6.12 Tree and vegetation removal

<p>Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.</p>
<p>Consistent The vegetation proposed for removal includes only small trees/shrubs within an informal garden setting which are not known to have relevance to the significance of the place and this removal is not considered to impact on the historic heritage significance of the local heritage place or its setting.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and (e) whether the tree or vegetation is located within a garden that is listed as a local heritage place.
<p>Complies The removal of 4 x small trees/shrubs is considered to acceptable taking into consideration the following:</p> <ul style="list-style-type: none"> (a) The vegetation is located behind the dwelling on the site, and well removed for the significant fabric of the original building, and as such their removal is not considered to unreasonably impact on the cultural heritage values of the local heritage place or its setting. (b-c) The trees/shrubs are of an age and size such that they are considered to be replaceable. (d) The vegetation is not known to have importance in regard to the historic cultural heritage significance of the local heritage place or its setting. (e) The garden is not listed separately as a local heritage place.

- 8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Roads and Hydraulics	Conditional consent provided.
Environmental Health	Conditional consent provided.
Parks and Recreation	No referral required.
Heritage/Urban Design	The application has been assessed for Urban Design and Heritage. The proposal is considered to be acceptable if completed in accordance with the conditions applied by the Tasmanian Heritage Council.
Building and Plumbing	Building, Plumbing and Occupancy approvals will be required.
EXTERNAL	
TasWater	<p>TasWater has issued a Development Certificate of Consent TWDA 2015/01405-LCC including the following advice:</p> <p><i>Please be aware TasWater requires a clearance of at least 1.0m to be maintained from the proposed works to the edge of the existing <u>TasWater</u> 150mm sewer main.</i></p> <p><i>As proposed works are within 2.0m of a TasWater 150mm sewer main, please ensure all due care and precautions are taken to protect the integrity of TasWater infrastructure during proposed works.</i></p> <p>No conditions were applied.</p>
State Growth	No referral required.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

REFERRAL	COMMENTS
INTERNAL	
TasFire	No referral required.
Tas Heritage Council	<p>The Heritage Council consents to the permit being granted subject to the following conditions in order to minimise the impact on the fabric and historic heritage values of the registered place.</p> <ol style="list-style-type: none"> 1. The kitchen fireplace and chimney within the southern gable end wall of the rear service wing must be retained insitu, and not be demolished as proposed. The external detached brick flue, located to the south-west corner of the rear service wing may be removed, and new accessible door openings formed to either side of the central fireplace. 2. The overall height of the new pavilion addition must be reduced by 300mm. The glazed transition that adjoins the gable end wall of the rear service wing must be reduced in height to align with, or fit below the profile of the existing gable end roofline. 3. The roof of the new 'sitting pavilion/dining room' must be clad with grey coloured 'custom-orb' profile to match the finish and profile of the existing service wing roof sheeting. 4. That revised documentation, to comply with the aforementioned conditions must be provided to Heritage Tasmania and be to the Works Manager's satisfaction prior to applying for a building permit.
Crown Land	No referral required.
TasRail	No referral required.
EPA	No referral required.
Aurora	No referral required.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(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 16 September 2015 to 29 September 2015. Four (4) 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.

Following the receipt of the representations, the applicant sought to address the concerns expressed and committed to making the following amendments to the proposal.

1. Lower the walls and roof height of the extension by 300mm. The floor level remains the same in order to deal with the ponding issues on the site, and the two risers remain due to building regulations.
2. Lower the 'link' roof to match the existing kitchen roof height.
3. Confirm that the wall and roof materials are to be dark grey corrugated steel to match the existing roof materials on the site.
4. Retain the chimney to the rear of the kitchen and form openings to either side to allow connections between the new extension and the existing kitchen.

The Peter's fireplace and chimney would then remain as a centre feature in the kitchen and the new gas fire would be located to the back of the brick chimney.

The representors were informed of the intended amendments and it was generally agreed that they went some way to addressing their concerns. One representor sought a meeting at the site to discuss their remaining concerns and following extensive discussion and correspondence, no further resolution was made. The matters of contention have been considered in the report and the recommendation to Council.

These changes are now to be enforced by enforced by conditions applied as part of the Tasmanian Heritage Council's Notice of Heritage Decision which is to be endorsed as part of any permit.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

ISSUE	COMMENTS
<p>Heritage value of the building and sensitivity of design response. Suggestion that any extension should be sensitive to the original house in height, scale, form and materials. The buildings known as the 'Bennell Houses' have a specific style and character and representors generally believe that the proposed extension is not sufficiently in keeping with the style of the character property. The materials (including colour) and scale of the rear extension are not considered to naturally flow on from the 19th Century white brick of the Adelaide Street frontage. It is believed that the extension could be done in 'a much more tasteful way and in keeping with the heritage style of the building.'</p>	<p>Concerns in regard to sensitivity are valid, however the Local Historic Cultural Heritage Code and best practice principles for works to heritage places (Burra Charter) do not require that new extensions be of the same material or character, but rather that they don't dominate the significant structures on the site, and may be clearly distinguishable from the significant fabric. This does not mean that these works have to appear vastly different, but that the expectations of representors may not be entirely justified in this regard. It is considered that the form, scale and material of the proposed extension is compatible with the existing building, and in fact more ethically appropriate than a seamless extension where it may be left unclear as to where the original/older work ends.</p>
<p>Visibility from the street. The extension will be able to be seen from the Stewart Street boundary of the property and from the intersection of Stewart and Adelaide streets. This area includes a relatively consistent stock of 'predominantly late Victorian expressed brick and weatherboard houses' and the largely intact built form of 23 Adelaide Street is considered to be significant to the subject property and its immediate context, therefore any change was of concern to some representors.</p>	<p>The proposed extension will be visible from the street, however it is not considered to be an unacceptable change to the streetscape due to the scale of the proposed structure, recessive colour scheme, and the height of the solid fence to Stewart Street. The height is also to be further reduced by condition to any permit, in agreement with the applicant.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

ISSUE	COMMENTS
<p>Removal of chimney - to be retained by condition. It is stated that it would be a shame if the original chimney and southern wall of the existing kitchen wing was to be removed entirely and that cracking brickwork and the lack of a damp course are not reasons for demolition as safety does not appear to be an issue. The extent and rate of deterioration of the service wing is considered to be normal 'with regard to a 140 year old building that has not had issues of poor ventilation and excessive damp in masonry properly addressed previously in its history'. It is stated that the Peters fireplace is most properly left in its original brick fireplace enclosure.</p>	<p>The retention of the chimney is now to be enforced by condition to any permit, in agreement with the applicant. Representors were generally satisfied with the amendments proposed to retain the chimney with openings provided to either side to allow for access to the extension. It is agreed that the retention of the chimney is a better outcome for the property and that it 'will not significantly impact on the ability to construct the annexe and glazed link at the southern end of the existing service wing'. Demolition of the entire structure is not required to enable access to a new living area with access to light and garden access.</p>
<p>Floor height of the extension. The proposed raised floor height of the extension is considered to complicate the link between the old and new buildings and to 'prevent the extension from 'planting' into the surrounding garden without the large block of raised lawn'. It is stated that raising the floor level by 300mm so as to 'assuage the potential of rising damp, has no physical or technical basis', in that ground and paving levels are capable of being lowered, and modern construction techniques can cope with damp course construction. Another representor states that suitable 'foundations' can deal with damp ground without raising floor levels, and that has been done successfully at least one other Bennell house.</p>	<p>The relative levels of the existing kitchen and the ground surface of the rear yard are considered to be such that raising the floor level of the extension is considered to be appropriate. The difference in height proposed is in excess of that required to lift the floor above surrounding ground level, however building regulations required a minimum of two risers in new work so as not to cause a trip hazard. As stated previously, the overall height of the extension is to be reduced by 300mm by condition to any permit, in agreement with the applicant.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

ISSUE	COMMENTS
<p>Overall height of the extension - to be reduced by condition. The proposed extension is not considered to be sympathetic or respectful as it is not considered to be subservient to the 'heritage parent item' as it is proposed to be more than 300mm higher than the kitchen wing with no adequate transition. It is suggested that the extension dominates this wing and the garden area and a review of the scale was requested. Another representor stated that the scale and gable form of the extension are suitable, but that the wall material and detailing is of concern.</p>	<p>In consultation with the applicant it was agreed that the overall height can be reduced by 300mm and this is to be required by condition to any approval. Representors were generally satisfied with this compromise, however one representor has stated that 'we are of the firm view that if this building is to be extended, that the form and height of any extension should be no higher than the present kitchen wing'.</p>
<p>Roof form. It is stated that the medium pitch gable is not the 'most appropriate 'to fit with its immediate context' and that apart from the present kitchen wing, all roofs at 23 Adelaide Street are hipped, not gabled. There is also a general prevalence for hipped roofs in the broader area.</p>	<p>The predominant roof form in the direct vicinity is considered to be hipped, however there are gabled bays on many of the main buildings, and gables and mono-pitches are common, and are considered appropriate, for extensions and outbuildings. This is especially so when the wing subject to the extension has a gable roof form.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

ISSUE	COMMENTS
<p>Wall/roof materials - to be required to be corrugated steel by condition. The exterior wall/roof cladding was proposed to be either flat zinc sheet panels or corrugated steel sheet with a dark grey Colorbond finish. It was suggested that both of these materials would be completely out of character and unsympathetic in the immediate context. It was stated that traditional roofs are corrugated iron sheeting (some originally shingles), and 'walls are mainly face brick, now painted, or horizontal weatherboards'. The appearance of the proposal is considered to be 'more akin to that of a modern Scandinavian ski lodge'. It is also stated that 'combining walls and roof in dark toned zinc sheet or iron is a heavy, masculine, even brutalist choice, at odds with the fine proportions of the house's Victorian Regency style' of the house. A more complimentary and responsive palette and a 'gentler lighter addition' is believed to be a 'kinder choice'.</p>	<p>In consultation with the applicant it was confirmed that the wall and roof cladding be corrugated steel with a grey Colorbond coating, rather than flat zinc panels, and that this would be required by condition to any permit. This material is consistent with the existing roofing profile and colour used on the site and in the surrounding area. The contemporary detailing, including the lack of eaves, is considered to simplify the form and also to make a clear differentiation between the 'old and new' work in an appropriate manner.</p>

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

ISSUE	COMMENTS
<p>Wall material - continued. The corrugated iron wall cladding proposed (unless used for minor sheds and outhouses), is not a traditional wall cladding material in this area, and therefore is not considered to be an appropriate material for the proposed extension. If a masonry construction is not to be used, then a horizontal weatherboard material is considered appropriate. It was stated that square-edged cement sheet boards have been used in these situations successfully, and that they have no long-term maintenance issues.</p>	<p>As stated previously, it has been confirmed that the wall cladding be corrugated steel with a grey Colorbond coating, rather than flat zinc panels, and that this would be required by condition to any permit. This material is consistent with materials used on the site and in the surrounding area. The contemporary detailing is considered to simplify the form and also to make a clear differentiation between the 'old and new' work in an appropriate manner.</p>
<p>Removal of flue to kitchen wall. It is stated that 'the added flue beginning to pull away from the back wall is but a relatively minor structural issue that is easily underpinned and rectified'.</p>	<p>The loss of this relatively minor element, not integral to the kitchen wall, from its current location, and retention and re-use of the bricks on the site is considered to be acceptable.</p>
<p>Compliance with setback requirements. It was stated 'the design fails to comply with the Launceston Interim Planning Scheme 2014 at 11.4.1.3' in regard to the proposed setback from the western boundary.</p>	<p>This statement was made in error in reference to a previous scheme and has since been retracted.</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.

8.1 23 Adelaide Street, East Launceston - Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal...(Cont'd)

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.

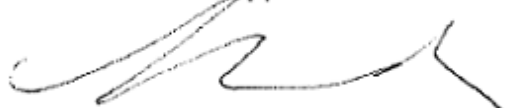
BUDGET & FINANCIAL ASPECTS:

N/A

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: Director Development Services

ATTACHMENTS:

The following documents have been circulated separately.

1. Locality Map
2. Plans - advertised
3. Representations

9 ANNOUNCEMENTS BY THE MAYOR**9.1 Mayors Announcements****FILE NO:** SF2375

Tuesday 13 October

- Attended farewell morning tea for Annie Greig, Tasdance at the Town Hall
- Attended and chaired the Launceston Competitions Association AGM

Wednesday 14 October

- Presented the Mayor's Art Award for the Children's National Disability Awards to the winner Emma Malouf at the Town Hall
- Attended and spoke at the Seniors Morning Tea for Seniors Week at the Town Hall
- Attended the Anti-Poverty Week's sausage sizzle in the Civic Square

Thursday 15 October

- Opened the Local Government Managers Association Tasmanian Annual Conference at the Hotel Grand Chancellor
- Launched the Vinnies Van at the St Vincent de Paul state offices at Invermay
- Attended the Order of Australia Function at the Town Hall
- Attended and spoke at the "Welcome back to Launceston" Reception for Professor Stephen Fitzgerald AO at the Town Hall

Saturday 17 October

- Attended the Tasdance farewell show "Affinity" for Annie Greig at the Princess Theatre

Monday 19 October

- Attended the Board of Directors of Forest Trends at Peppers Seaport Hotel

Wednesday 21 October

- Attended the White Ribbon Ambassadors Zonta Club Breakfast at the Hotel Grand Chancellor
- Attended the LGAT General Management Committee Meeting, Best Western Hotel
- Attended the St Giles AGM at the Town Hall
- Opened the new offices of GHD at 23 Paterson Street, Launceston

9.1 Mayors Announcements...(Cont'd)

Thursday 22 October

- Attended a Civic Function for the 75th anniversary of the City of Launceston RSL Band at the Town Hall

Friday 23 October

- Attended a Civic Function to mark the 40th anniversary of Magnolia Place Women's Shelter at the Town Hall

Saturday 24 October

- Attended and presented an award at the Community Housing Tasmania's Scholarship Awards Ceremony at the Boathouse, Launceston
- Attended the Take Flight Raising Our Wings Ball at the Tailrace Centre

Sunday 25 October

- Attended a Cocktail Party on the HMAS Rankin Submarine at the Beauty Point Marina

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen 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.)

11 QUESTIONS BY ALDERMEN**11.1 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.)

11.1.1 Aldermen's Questions on Notice - Alderman R J Sands**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

No decision is being sought from Council.

QUESTIONS AND RESPONSES:

1. The underneath sections of the Northern Stand at Aurora are suffering from rust degradation. What is the plan to treat and remedy and when will this occur?

Response: The Northern, Southern and Eastern Terraces are all suffering from rust degradation on the above and below roof structures and the gutters. A recently completed asset maintenance report highlighted that although unsightly, there was no engineering risk to the structure. Funds have been set aside to commence repairing the degradation in the current financial year and will further add to that in the following financial year. The process involves stripping the flaking paint, treating the rusted surface and repainting with a specialised rust resistant paint product.

2. In the roof guttering on the northern edge of the Aquatic Centre there are weeds growing, clearly visible. What is the plan for removal?

Response: The installation of anchor points on the roof of the Centre to allow safe working at heights is now complete and the removal of weeds will be included in the maintenance program moving forward.

3. Does the City of Launceston have a plan to clean the laser panels in the roof area of the Aquatic Centre which will improve the light into the building?

Response: Pool management is aware of the issue. The cleaning of the laser panels will be addressed in due course. We have recently improved the height anchor points so we can undertake maintenance and cleaning work on the roof of the Centre.

11.1.1 Aldermen's Questions on Notice - Alderman R J Sands...(Cont'd)

4. The wire fence on Quarantine Road - is that to be continued down Opossum Road towards the Golf Club?

Response: The fence will be continued along Opossum Road to the round-about. An earth mound has been used as a barrier from the round-about to the eastern property boundary opposite the golf club.

5. Can we have the weeds removed from the approach concourse to the Aquatic Centre?

Response: Weeds were previously treated and removed as the herbicide took effect. The leaf matter and drain within the carpark was addressed as a planned activity on Monday, 12 October. The gardener undertakes this activity at 5.30am prior to the early swimmers arriving.

6. Can we clean up the car parks at the Centre, now that all the trees are in new leaf, also cleaning out the drain between the two car parks to enable drainage?

Response: Please refer to answer in Question 5.

7. Can we clean up the walking track on Opossum Rd - many dead trees, trees pushed over and generally it displays a poor visual appearance (the northern side)?

Response: Inspection of Opossum Road revealed debris within the Golf Course boundary and some dead trees within the Carr Villa flora reserve. Staff were unable to determine actual area of concern and have arranged to meet Alderman Ted Sands to identify the area.

REPORT:

Aldermen's Questions on Notice raised by Alderman R J Sands at the Council Meeting of 12 October 2015 were directed to Mr R Dobrzynski for response. Council Officers have provided written responses to the questions raised.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

11.1.1 Aldermen's Questions on Notice - Alderman R J Sands...(Cont'd)

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A


BUDGET & FINANCIAL ASPECTS:

N/A

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.


Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Questions on Notice provided in writing by Alderman R J Sands.

1 THE UNDERNEATH SECTIONS OF THE NORTHERN STAND AT ANZARA ARE SUFFERING FROM RUST DEGRADATION. WHAT IS THE PLAN TO TREAT + REMEDY AND WHEN WILL THIS OCCUR?

2 IN THE GUTTERING ON THE NORTHERN EDGE OF THE AQUATIC CENTRE THERE ARE NEEDS GROWING, CLEARLY VISIBLE! WHAT IS THE PLAN FOR REMOVAL?

3 DOES LEE HAVE A PLAN TO CLEAN THE LASER PANELS IN THE ROOF AREA OF THE AQUATIC CENTRE WHICH WILL IMPROVE THE LIGHT INTO THE BUILDING?

RJS SANDS
[Signature]
12/10/15

4 THE ~~ENTIRE~~ FENCE ON QUARANTINE RD IS THAT TO BE CONTINUED DOWN OPOSSUM RD TOWARDS THE GOLF CLUB?

5 CAN WE HAVE THE NEEDS REMOVED FROM THE APPARENT CONCOURSE TO THE AQUATIC CENTRE?

6 CAN WE CLEAN UP THE CARPARKS ~~ARE~~ AT THE CENTRE, NOW THAT ALL THE TREES ARE IN NEW LEAF, ALSO CLEANING OUT THE DRAIN BETWEEN THE TWO CARPARKS TO ENABLE DRAINAGE

7 CAN WE CLEAN UP THE WALKING TRACK ON OPPOSED RD MANY DEAD TREES TREES PULLED OVER AND GENERALLY IT DISPLAYS A POOR VISUAL APPEARANCE (THE NORTHERN SIDE)

RJS SANDS
[Signature]
12/10/15

11.2 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.)

12 COMMITTEE REPORTS**12.1 Tender Review Committee Meeting - 5 October 2015****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Tender Review Committee (a delegated authority committee).

RECOMMENDATION:

That Council receives the report from the Tender Review Committee meeting held on 5 October 2015.

REPORT:

The Tender Review Committee meeting on 5 October determined the following:

Aurora Stadium - Supply and Installation of Video Replay Screen - CD.040/2015

The Tender Review Committee accepted the tender submitted by Media Imaging for the supply and installation of a video replay screen for Aurora Stadium, at a cost of \$265,000.00 (excl. GST).

ECONOMIC IMPACT:

The economic impact has been considered in the development of this project.

ENVIRONMENTAL IMPACT:

The environmental impact has been considered in the development of this project.

SOCIAL IMPACT:

The social impact is considered in the development of this project.

12.1 Tender Review Committee Meeting - 5 October 2015...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Budget 2015/2016.

BUDGET & FINANCIAL ASPECTS:

These projects are funded in accordance with the approved 2015/2016 Budget.

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.



Harry Galea: Director Infrastructure Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 19 October 2015 were:

- UTAS - Inner City Campus
- Duck Reach - Mini-Hydro Scheme consideration

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

15.1 Community Grants (Round 2) 2015/2016

FILE NO: SF6288

AUTHOR: Angela Walsh (Grants & Sponsorship Officer)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider requests for Community Grants received in Round 2 2015/2016.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the following recipients receive the recommended grant amounts.

No	Request	Details	Score	Requested	Recommend	Page #
1	Australian Youth Climate Coalition	Switched on Schools Project (1 November 2015 - 1 October 2016)	98%	\$5,000	Approval \$5,000	2 - 13
2	Sudanese Community of Launceston	Inter-Services Links Project (November 2015 - March 2016)	96%	\$4,820	Approval \$4,820	14 - 24
3	The Shepherd Centre	'Therapy on the Go' (1 November 2015 - 31 March 2016)	94%	\$5,000	Approval \$5,000	25 - 33
4	Teen Challenge Tasmania Inc.	'Not Even Once Drug Prevention Forum' (9-10 November 2015)	82%	\$5,000	Approval \$5,000	34 - 43

15.1 Community Grants (Round 2) 2015/2016...(Cont'd)

No	Request	Details	Score	Requested	Recommend	Page #
5	RSPCA Tasmania Inc.	"Positive Reinforcement Training for your Dog" Workshops - 2016	66%	\$5,000	Approval \$3,750	44 - 52

REPORT:

The total requests received for Community Grants Round 2 2015/2016 (including individuals/teams/groups) is \$26,620.

Based on the assessment results, the recommended allocation of funds for Round 2 2015/2016 is \$25,370 (including \$1,800 for individuals/teams/groups).

The Assessment Panel has assessed each application against the assessment criteria (detailed below). The full details of each request are set out in a separate report which has been distributed to Aldermen together with an analysis of the projects/activities and their respective scores.

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

All applications have been assessed using the following criteria:

Individual/Team/Group Applications

Individual/team/group grants will be provided if you are a young person 18 years or under living in the Launceston Municipal area, who have been selected to represent Australia, Tasmania or Northern Tasmania.

15.1 Community Grants (Round 2) 2015/2016...(Cont'd)

In accordance with the Community Grants (Individual/Team/Group) Policy the following individuals/teams/groups have been approved for funding:

Tasmanian Pool Life Saving Team (4 members)	\$200
NTJSA U12 Boys Black Team (7 members)	\$300
Launceston Christian School - Science & Engineering Team (12 members)	\$300
NTJSA U11 Boys Gold Team (4 members)	\$200
Northern Tasmanian U14 Girls Regional Basketball Team (4 members)	\$200
Tasmanian U13 Boys State Football Team (2 members)	\$100
Lace McHugh	\$100
Sam Talbot	\$100
Bonnie Talbot	\$100
Ryan Mies	\$200

Total **\$1,800**

Organisation Applications

Mandatory Requirements:

- Community benefit must be the primary purpose of the project/activity
- Project/activity is held within the Launceston Municipal area
- Must respond to one or more priorities identified in the City of Launceston Strategic Plan 2014-2024
- A detailed budget must be included with the application
- A risk management plan (for the project/activity) must be included with the application

Assessment Points

- Aims and outcomes that benefit the Launceston community and are achievable
- Project plan demonstrates good organisational planning for the project/activity
- Budget for project/activity is realistic and includes evidence of self-support (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc.)
- Merits of the project/activity for the Launceston community

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact to those individuals/teams/groups and organisations by providing funds that will enable them to undertake their project or activity.

15.1 Community Grants (Round 2) 2015/2016...(Cont'd)

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 social impacts for our community. It will encourage physical activity for young people, community arts and personal development programs as well as providing educational opportunities.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024 sections:

1. A creative and innovative City
2. A City where people choose to live
4. A diverse and welcoming City

BUDGET & FINANCIAL ASPECTS:

Available Funds	\$45,500
Amount recommended this Round	
• Individuals/Teams/Groups - \$1,800	
• Organisations - \$23,570	\$25,370
Balance	\$20,130

Remaining Rounds 2015/2016 1

This balance has been identified for meeting a budget over-spend for Events Sponsorship.

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: Director Development Services

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS**17.1 Queen Victoria Museum and Art Gallery 2014/2015 Annual Report****FILE NO:** SF5784**AUTHOR:** Leila Wagner (Personal Assistant)**DIRECTOR:** Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

Presentation of Queen Victoria Museum and Art Gallery 2014/2015 Annual Report.

RECOMMENDATION:

That Council approves the Queen Victoria Museum and Art Gallery 2014/2015 Annual Report and its submission to the Minister for the Arts, Tasmanian State Government in accordance with the *Local Government Act 1993*.

REPORT:

The Queen Victoria Museum and Art Gallery has produced an Annual Report for the City of Launceston since 1895 and it is a condition of the State Government funding that the Annual Report is also presented to the Tasmanian Parliament by the Minister for the Arts.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:*Local Government Act 1993*

17.1 Queen Victoria Museum and Art Gallery 2014/2015 Annual Report...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

N/A

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.


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

ATTACHMENTS:

1. Queen Victoria Museum and Art Gallery Annual Report 2014/2015 (43 pages)
(distributed separately)

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Reimagining the Gorge Project****FILE NO:** SF6230**AUTHOR:** Andrew Smith (Parks & Recreation Manager)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider releasing the Reimagining the Gorge Project White Paper for a four week public exhibition period.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Workshop 5 October 2015

Council considered the Reimagining the Gorge Project White Paper

Council Item 18.5 - 27 April 2015

Council determined to release the Reimagining the Gorge Project Green Paper for public comment.

SPPC Workshop 16 March 2015

Presentation by consultants Campbell & Jones on the draft Green Paper and community response to the eight theme areas.

RECOMMENDATION:

That the Council in respect to the Reimagining the Gorge Project, resolves to:

- a) Release the Reimagining the Gorge Project White Paper for a four week public exhibition period.
 - b) Include in the White Paper prior to circulation that any commercial development within or adjacent to the City of Launceston Cataract Gorge (but utilising the Gorge's vista) are supported provided they are sympathetic to the vision and values of the Cataract Gorge. Such decisions will be determined by the Council following consideration of comments following a public exhibition of each specific project. This process precedes the Development Application process
-

18.1 Reimagining the Gorge Project...(Cont'd)

REPORT:

The State Government provided a grant of \$200,000 in 2014 to facilitate the development of a new strategic vision for both the Cataract Gorge Reserve and the Trevallyn Nature Recreation Area. The vision is aimed to guide the future management and development of the combined area of 632 hectares. It is a joint project of the City of Launceston, the Tasmanian Government and Tourism Northern Tasmania.

In November last year representatives of communities of interest of the study area were invited to a workshop at Aurora Stadium to begin planning the project's broader engagement process. From this workshop a draft vision for discussion was developed along with key issues and opportunities. Eight themes were developed to guide further public engagement and input. Following an 'enquiry by design' workshop with whole of system representatives and through additional surveys including a youth survey, a 'Your Voice Your Launceston' survey and a separate survey of immediate neighbours the Green Paper has been developed. The Green Paper is defined as a "tentative report and consultation document of proposals for debate and discussion, without any commitment to action".

A visual presentation of the draft Green Paper was presented to Aldermen, to a meeting of immediate abutting neighbours and to the Cataract Gorge Advisory Committee. Comments on the presentation of the Green Paper from a meeting with immediate neighbours were included in the paper.

Council determined to release the Green Paper for a four week public consultation period at the Council meeting on 27 April 2015. The Green Paper was placed on 'Your Voice Your Launceston' for public comment and a paper copy of the same survey was made available at a number of location and posted to immediate neighbours. Over 1200 people visited the survey site, some visitors down loaded documents and over 300 people completed the survey. Overall the project has engaged approximately 1600 people.

The consultation on the Green Paper established that there is a very high level of confidence in the accuracy of seven of the eight themes identified in the Green Paper. In the development of the White Paper the focus of these themes remains essentially the same with only minor changes to wording where the qualitative comments received were considered to improve the writing.

The theme 'Other developments' received substantial feedback following a series of advertisements about the Gondola project. For this theme the response was quite divided with substantial support for and against the project. There was also a significant level of support expressed for the developer Josef Chromy. The White Paper reflects the divided community opinion on this theme and the full details of the submissions received on the Green Paper including the results of a an EMRS survey commissioned by the JAC Group

18.1 Reimagining the Gorge Project...(Cont'd)

are included as an attachment to the White Paper. The Gondola Project and any other development projects in the future will need to be considered on their merits and if deemed appropriate by Council as the landowner assessed through a Development Application process. The level of support for the Gondola Project was 50:50. This project suffered the same criticism as some commercial projects in that the community were seeking a greater level of detail. It is suggested that this project be further developed and represented to the community to allow the Council to express support to enable a development application to be lodged.

The White Paper (endorsed by the Project Steering Committee) recognises the polarised reaction relating to Commercial Developments. The White Paper takes a relatively neutral approach to development but after consideration Council wish to include in the White Paper a more positive approach to developments provided they are sympathetic to the vision and values of the Cataract Gorge. For this reason it is recommended by the Project Steering Committee to include in the final White Paper "that any commercial developments within or adjacent to the City of Launceston Cataract Gorge (but utilising the Gorge's vista) are supported provided they are sympathetic to the vision and values of the Cataract Gorge. Such decisions will be determined by the Council following consideration of comments following a public exhibition of each specific project. This process precedes the Development Application process".

The White Paper includes a prioritisation of the identified themes with Environmental, Maintenance and Access the top three priorities for the Greater Cataract Gorge area. The White Paper concludes with recommendations on potential projects and programs and some preliminary cost estimates where appropriate.

It is recommended to release the White Paper for public viewing for a four week period after which the report will be presented to Council for final consideration and adoption. The White Paper includes a 5 year implementation plan detailing how the remaining funds from the 'Reimagining the Gorge' Project are to be allocated. It is envisaged that the funds will be allocated according to the strategic priorities identified in the White Paper. It is not proposed to undertake active consultation on the White Paper but instead inform the community of the results of the consultation process. The four week delay before presenting to the Council for adoption provides an opportunity for comments to be submitted.

ECONOMIC IMPACT:

The project has the potential to drive significant economic outcomes through enhanced visitation and length of stay in the region.

18.1 Reimagining the Gorge Project...(Cont'd)

ENVIRONMENTAL IMPACT:

The project has the potential to enhance the environment through improved integrated planning and environmental restoration projects.

SOCIAL IMPACT:

The project has a potentially positive social impact through enhanced facilities and improved visitor experiences.

STRATEGIC DOCUMENT REFERENCE:

The key directions within Council's Strategic Plan (2014-2024) considered relevant are:

- 1.1.3 - To optimise the use and usability of our assets for different types of activities
- 2.1.1 - To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
- 2.1.4 - To promote Launceston's rich heritage and natural environment
- 2.1.6 - To promote active and healthy lifestyles
- 4.1.5 - To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
- 7.1.3 - To promote tourism and a quality Launceston tourism offering

BUDGET & FINANCIAL ASPECTS:

The State Government has provided grant funding of \$200,000 - \$140,000 in 2015 and \$60,000 in 2016. The cost of the strategy development amounts to \$60,000. The balance of funding is proposed to be expended on the priority items in the 5 year implementation plan as shown on pages 15-23 of the White Paper.

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.



Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Reimagining the Gorge Project White Paper (distributed electronically)
2. Green Paper Survey Results Summary (distributed electronically)

19 CORPORATE SERVICES DIRECTORATE ITEMS

19.1 Proposed City of Launceston 2015/16 Annual Plan

FILE NO: SF6177 / SF5652

AUTHOR: Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the City of Launceston's proposed Annual Plan Actions for 2015/16.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.2 - Strategic Planning & Policy Committee Meeting - 19 October 2015 - *Proposed City of Launceston 2015/16 Annual Plan*

RECOMMENDATION:

That Council endorses the following Actions for inclusion in the City of Launceston's Annual Plan 2015/16.

1. A creative and innovative city

Ten-year goal: To foster creative and innovative people and industries

Action	Directorate
Key direction: To support and promote alternative uses of underutilised buildings	
Macquarie House - Manage the redevelopment of Macquarie House to accommodate the Macquarie House Innovation Hub MEASURES OF SUCCESS - Completed Detailed Design and Documentation process - Secure approvals and permits - Manage construction project - Manage Lease agreements - Complete Capital Work Project	Facilities Management
Key direction: To contribute towards artistic, cultural and heritage outcomes	
Complete the Digital strategy to improve access to the QVMAG collection and create a relevant policy MEASURES OF SUCCESS - Policy developed - Policy presented to MGAB and QVMAG Staff	Queen Victoria Museum and Art Gallery

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

<p>Continue to plan the Gallery of the First Tasmanians with the main theme being Tasmania before European settlement</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Consultation with all relevant parties completed - Employ Project Manager and Education Consultant - Objects and stories identified - Research for the year completed 	<p>Queen Victoria Museum and Art Gallery</p>
<p>Develop strategy for supporting the Innovation Circle, to increase research and Education Programs with technology and Computer Science</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - MOU reflects new arrangements 	<p>Queen Victoria Museum and Art Gallery</p>
<p>Secure long-term financial sustainability from the State Government</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - State Government Funding confirmed 	<p>Queen Victoria Museum and Art Gallery</p>
<p>Define the relationship between the QVMAG and the future governance model</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Improved connections between QVMAG and MGAB established with better relationships identified and governance model confirmed 	<p>Queen Victoria Museum and Art Gallery</p>
<p>Review signage and wayfinding with a view to bringing this to an appropriate national/international standard, integrated with the City Heart Project</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - New promotional signage methods trialled - Improved wayfinding signage installed 	<p>Queen Victoria Museum and Art Gallery</p>

2. A city where people choose to live

Ten-year goal: To promote Launceston as a unique place to live, work, study and play

Action	Directorate
<p>Key direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston</p>	
<p>North Bank - Implement Stage 1 of the North Bank project plan</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Delivery of projects as identified in the 3-year project plan 	<p>Infrastructure Services</p>

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

<p>Public Open Space (POS) Strategy - Review the 2007 Public Open Space Strategy to encompass POS recommendations from the Greater Launceston Plan and establish a new and up to date vision for Launceston's Public Open Space</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - POS Strategy planned for completion by 30 December 2015 - Public Open Space Strategy adopted by Council by the third quarter 2015/16 	<p>Infrastructure Services</p>
<p>Reimagining Cataract Gorge Project - Preparation of a strategy that determines appropriate infrastructure, activities and promotion of the Cataract Gorge</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Council adopts the strategy and implementation plan 	<p>Infrastructure Services</p>
<p>Leisure & Aquatic Perimeter Fence Installation</p> <ul style="list-style-type: none"> - A new and realigned perimeter fence at LAC, creating more park space and natural shade for customers along with improved security <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Planning approval obtained - New fence constructed 	<p>Facilities Management</p>
<p>Key direction: To support the CBD and commercial areas as activity places during day and night</p>	
<p>Launceston City Heart Project Consultation and Master Plan - Undertake consultation, complete design work and commence implementation of the City Heart Project</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Community consultation completed - Detailed designs completed - Master Plan Document completed and adopted 	<p>Development Services</p>
<p>Implement the Launceston City Heart Project</p> <ul style="list-style-type: none"> - Implementation of priority projects identified within the Launceston City Heart Project Masterplan once adopted <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Successful application for Stronger Regions Funding Round 2 - Quadrant Mall and The Avenue - Dec 2015 - Council to adopt Stage 1 of the Masterplan - Dec 2015 - Commencement of identified key major public spaces (detailed design process early 2016) - Completion of 1st dig ground project in 2016 (Quadrant Mall) 	<p>Development Services</p>

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

<p>Promote Inner City Living in the City of Launceston - Develop resources to assist investors to access information about the development of residential accommodation in the Launceston CBD</p> <p>MEASURES OF SUCCESS - Guidelines published</p>	<p>Development Services</p>
<p>City Heart Project - Strategically manage the implementation of projects associated with the re-creation of Launceston's central business district</p> <p>MEASURES OF SUCCESS - Federal Government funding is secured for key projects - Projects are identified, prioritised and implemented</p>	<p>General Manager</p>
<p>Key direction: To contribute to enhanced public health and amenity to promote a safe and secure environment</p>	
<p>To review the Municipal Emergency Management Plan and submit for accreditation</p> <p>MEASURES OF SUCCESS - Statement regarding vulnerable people in plan - Endorsement by MEM Committee - Council endorsement for forwarding to SES</p>	<p>Facilities Management</p>

4. A diverse and welcoming City

Ten-year goal: To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Action	Directorate
<p>Key direction: To offer equitable access to services and facilities, including the design of public spaces that are accessible and suitable to all abilities</p>	
<p>Accessible documents - Define Council's document accessibility goals and standards, and develop tools to help document creators deliver to these standards</p> <p>MEASURES OF SUCCESS - Over time, documents will be routinely created to our minimum accessible standards - The benefits of document accessibility are communicated across Council - Council can demonstrate a commitment towards achieving accessibility</p>	<p>Corporate Services</p>

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

5. A city that values its environment

Ten-year goal: To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards

Action	Directorate
Key direction: To manage the risks of climate related events particularly in the area of stormwater management	
Undertake hydraulic modelling and understand urban flood risk	Infrastructure Services
MEASURES OF SUCCESS - 40% of the urban catchments have been modelled	
Key direction: To reduce our and the community's impact on the natural environment	
Kerbside organic collection and regional composting service - Organics recovery is a priority in the interim waste strategy and action plan (ISAP). A business case outlining the cost of a commercial food and green organics composting facility at Launceston landfill and the cost of introducing a third green and food organics bin for residents is to be prepared	Infrastructure Services
MEASURES OF SUCCESS - Second draft of business plan to SPPC in September 2015 - Decision by Council on implementation in March 2016	

6. A city building its future

Ten-year goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Action	Directorate
Key direction: To develop and take a strategic approach to development sites to maximise public benefits of development	
Relocation of the University of Tasmania's Launceston campus - Represent the City of Launceston's interests in negotiations around the relocation of the University of Tasmania's Launceston campus to an inner city location	General Manager
MEASURES OF SUCCESS - Active participation in the reference group	

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

Key direction: To ensure that the planning system at a local and regional level is effective and efficient	
<p>St Leonards Area Plan - Stage One Stage One of the St Leonards Area Plan Project (GLP Project G.3) - to develop an integrated physical development strategy for the longer term consolidation of the St Leonards area and progressive development of a new major growth area in the City of Launceston</p> <p>MEASURES OF SUCCESS - Completed strategy</p>	<p>Development Services</p>
<p>Scenic Protection Code Review - Review the Scenic Protection Code within the Launceston Interim Planning Scheme 2015 to ensure its currency and effectiveness in guiding future development within the City of Launceston</p> <p>MEASURES OF SUCCESS - Presenting a draft scenic management code to the Aldermen</p>	<p>Development Services</p>
<p>Heritage List Review - Stage One Review the Launceston Heritage List to ensure its currency and consistency with the State Heritage List</p> <p>MEASURES OF SUCCESS - Creation of a local heritage database for the City of Launceston - Accessibility of accurate information on the city of Launceston's heritage listed properties</p>	<p>Development Services</p>
<p>Northern Suburbs Strategy Stage One - Undertake stage one of the development of an integrated strategy for the City of Launceston Northern Suburbs (GLP Project G.2). A comprehensive broadly based strategy encompassing social and physical planning with economic and housing initiatives, noting the changes that may happen with the relocation of the University</p> <p>MEASURES OF SUCCESS - Stage 1 scoping completed and endorsed</p>	<p>Development Services</p>

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

7. A city that stimulates economic activity and vibrancy

Ten-year goal: To develop a strategic and dedicated approach to securing economic investment in Launceston

Action	Directorate
Key direction: To actively market the City and Region and pursue investment	
Implement the City of Launceston Asia Engagement Strategy - Actively investigate opportunities and promote business, educational and cultural exchange and engagement opportunities between the City of Launceston and identified markets in Asia, including Indonesia and China MEASURES OF SUCCESS - Facilitation of business exports or inbound investment; facilitation of outward and inward trade missions; participation with northern and Statewide initiatives to grow relationships with Asia	Development Services
Engagement with Asia - Advocate for increasing engagement with Asia to ensure City of Launceston is positioned to take advantage of emerging opportunities in the Asian marketplace MEASURES OF SUCCESS - Continue to foster Council's pro-active position in driving our engagement with Asia to ensure that beneficial outcomes are achieved	General Manager
Key direction: To provide an environment that is conducive to business and development	
Economic Development Strategy - Develop an economic development strategy which positions Launceston within Regional, State and National economic development policies and strategies MEASURES OF SUCCESS - Economic development strategy developed	Development Services
Key direction: To promote tourism and a quality Launceston tourism offering	
Tourism Interpretation, Signage and Lighting Project - Implement the project MEASURES OF SUCCESS - Project completed	Development Services

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

Key direction: To promote and attract national and international events and support the sector to ensure a diverse annual events calendar	
Review Events Strategy - Undertake a comprehensive review of the City of Launceston Events Strategy and associated funding model to ensure that it adequately reflects the strategic direction of the City of Launceston	Development Services
MEASURES OF SUCCESS - Events Strategy reviewed and endorsed	

8. A secure, accountable and responsive Organisation

Ten-year goal: To communicate and engage consistently and effectively with our community and stakeholders

Action	Directorate
Key direction: To develop and consistently use community engagement processes	
Community Engagement Framework - Facilitate an integrated Council wide Community Engagement Framework progressively over a three year period	General Manager
MEASURES OF SUCCESS - The community has more opportunity to have their say - Improvement in the transparency of Council decision-making	

Ten-year goal: To continue to meet our statutory obligations and deliver quality services

Action	Directorate
Key direction: To continually improve our service delivery and support processes	
Develop a new Sustainability Strategy	Development Services
MEASURES OF SUCCESS - Sustainability Strategy completed and endorsed	
Food Safety and Public Health eServices - Implement eServices through the Department to improve efficiency and effectiveness of Food Safety and Public Health services	Development Services
MEASURES OF SUCCESS - Improved efficiency and effectiveness achieved	

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

Ten-year goal: To continue to ensure the long term sustainability of our Organisation

Action	Directorate
Key direction: To strategically manage our assets, facilities and services	
Public halls review - Review usage levels, catchment areas, building condition, leasing and long term capacity MEASURES OF SUCCESS - The review will identify halls to be sold and halls requiring upgrades - A report adopted by Council on the disposal and upgrade of halls as recommended by the review	Infrastructure Services
Key direction: To maintain a financially sustainable organisation	
Replacement of Multistorey Car Parking Ticketing Equipment MEASURES OF SUCCESS - Suitable replacement identified - Tender for replacement - Tender awarded - Installation complete - System commissioned and operational	Facilities Management

REPORT:

In accordance with the provisions of the *Local Government Act 1993*, the Council is required to prepare an Annual Plan.

The proposed Annual Plan Actions for 2015/16 are key Actions the Council is undertaking in 2015/16 to work toward achieving the goals and strategies from the Council's 10-year Strategic Plan 2014-2024.

Annual Plan Actions have one or more of the following features:

- Close alignment with the strategic intent defined in the Strategic Plan 2014-2024
- Significant interest to the community
- A need for cross-directorate collaboration
- Resource-intensive
- Delivery of outcomes that will benefit the community
- Demonstrate compliance with legislation, especially around governance

Actions are directly linked to the strategic framework delivered in the Strategic Plan 2014-2024. The strategic framework takes the form of priority areas, 10-year goals and strategies as detailed in Attachment 1 – Strategic Plan Report.

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

The proposed 2015/16 Annual Plan includes Actions that cover seven (7) of the eight (8) priority areas from the Strategic Plan 2014-2024. The exception being Priority Area 3 - A city in touch with its region. Additionally, nine (9) ten-year goals from the Strategic Plan 2014-2024 are represented and eighteen (18) of 44 key directions are addressed in this proposed 2015/16 Annual Plan. All key directions from the Strategic Plan 2014-2024 will be addressed in the annual planning cycles that occur over the life of the strategic plan.

Progress against 2015/16 Annual Plan Actions will be reported to the Council in November 2015, February 2016 and May 2016.

Final progress against 2015/16 Annual Plan Actions will be reported to Council in August 2016.

ECONOMIC IMPACT:

The Actions included in the 2015/16 Annual Plan are aligned with the Strategic Plan 2014-2024 priority areas, several of which are framed to deliver economic benefits to Launceston. In particular, priority areas 6 *A city building its future* and 7 *A city that stimulates economic activity and vibrancy* is relevant.

ENVIRONMENTAL IMPACT:

Actions aligned to priority area 5 *A city that values its environment* are directly relevant to our natural environment.

SOCIAL IMPACT:

Actions aligned to priority area 4 *A diverse and welcoming city* have significant social implications.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024.

BUDGET & FINANCIAL ASPECTS:

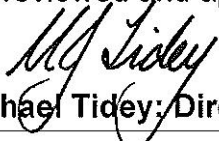
Where relevant, budgetary implications are considered in the City of Launceston's 2015/16 Budget.

19.1 Proposed City of Launceston 2015/16 Annual Plan...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. Attachment 1 - Strategic Plan Report

Attachment 1

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions

Priority Area	1	A creative and innovative city
10-Year Goal	1.1	To foster creative and innovative people and industries
Key Direction	1.1.1	To establish appropriate mechanisms to support the retail sector
	1.1.2	To understand and support the establishment and growth of creative industries in Launceston
	1.1.3	To optimise the use and usability of our assets for different types of activities
	1.1.4	To support and promote alternative uses of underutilised buildings
	1.1.5	To promote the wide variety of learning opportunities within Launceston
	1.1.6	To contribute towards artistic, cultural and heritage outcomes

Priority Area	2	A city where people choose to live
10-Year Goal	2.1	To promote Launceston as a unique place to live, work, study and play
Key Direction	2.1.1	To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
	2.1.2	To support the CBD and commercial areas as activity places during day and night
	2.1.3	To contribute to enhanced public health and amenity to promote a safe and secure environment
	2.1.4	To promote Launceston's rich heritage and natural environment
	2.1.5	To plan for better connections between the river and Launceston
	2.1.6	To promote active and healthy lifestyles

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions - Page 2 of 4

Priority Area	3	A city in touch with its region
10-Year Goal	3.1	To ensure Launceston is accessible and connected through efficient transport and digital networks
Key Direction	3.1.1	To engage with neighbouring Councils, as well as infrastructure and transport providers, to improve access to greater Launceston for all modes of transport through planning and advocacy
	3.1.2	To improve and maintain accessibility within the City of Launceston area, including its rural areas
	3.1.3	To regularly review our strategic approach to parking in Launceston
	3.1.4	To promote digital connectivity for industry sectors, households and the community

Priority Area	4	A diverse and welcoming city
10-Year Goal	4.1	To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities
Key Direction	4.1.1	To understand the needs and requirements of the key community service providers and stakeholders
	4.1.2	To plan services and facilities that recognise the changing demographics of our community
	4.1.3	To define and communicate our role in promoting social inclusion and equity
	4.1.4	To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community
	4.1.5	To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
	4.1.6	To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions - Page 3 of 4

Priority Area	5	A city that values its environment
10-Year Goal	5.1	To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards
Key Direction	5.1.1	To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
	5.1.2	To manage the risks of climate-related events particularly in the area of stormwater management
	5.1.3	To enhance community awareness and resilience to uncertain weather patterns
	5.1.4	To implement floodplain management plans in the Invermay area
	5.1.5	To reduce our and the community's impact on the natural environment

Priority Area	6	A city building its future
10-Year Goal	6.1	To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions
Key Direction	6.1.1	To advocate and collaborate to address regionally significant infrastructure and transport solutions
	6.1.2	To develop and take a strategic approach to development sites to maximise public benefits of development
	6.1.3	To ensure that the planning system at a local and regional level is effective and efficient
	6.1.4	To explore opportunities to minimise heavy freight movements through residential areas and the central area

Strategic Plan 2014-2024

Strategic Plan Report - Priority Areas, 10-Year Goals, and Key Directions - Page 4 of 4

Priority Area	7	A city that stimulates economic activity and vibrancy
10-Year Goal	7.1	To develop a strategic and dedicated approach to securing economic investment in Launceston
Key Direction	7.1.1	To actively market the City and Region and pursue investment
	7.1.2	To provide an environment that is conducive to business and development
	7.1.3	To promote tourism and a quality Launceston tourism offering
	7.1.4	To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
	7.1.5	To support sustainable population growth in Launceston
	7.1.6	To facilitate direct investment in the local economy to support its growth

Priority Area	8	A secure, accountable and responsive Organisation
10-Year Goal	8.1	To communicate and engage consistently and effectively with our community and stakeholders
Key Direction	8.1.1	To develop and consistently use community engagement processes
10-Year Goal	8.2	To seek and champion collaboration to address major issues for Northern Tasmania
Key Direction	8.2.1	To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives
10-Year Goal	8.3	To ensure decisions are made in a transparent and accountable way
Key Direction	8.3.1	To ensure decisions are made on the basis of accurate and relevant information
10-Year Goal	8.4	To continue to meet our statutory obligations and deliver quality services
Key Direction	8.4.1	To continually improve our service delivery and supporting processes
10-Year Goal	8.5	To continue to ensure the long term sustainability of our Organisation
Key Direction	8.5.1	To strategically manage our assets, facilities and services
	8.5.2	To maintain a financially sustainable organisation
	8.5.3	To strengthen our workforce capabilities

20 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

21 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

No Urgent Items have been identified as part of this Agenda

22 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)

22.1 Confirmation of the Minutes**RECOMMENDATION:**

Pursuant to the *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* 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.

23 MEETING CLOSURE