



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 14 JULY 2022
1.00pm**

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

Date: 14 July 2022

Time: 1.00pm

Certificate of Qualified Advice

Background

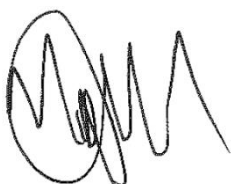
To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



**Michael Stretton
Chief Executive Officer**

AUDIO of COUNCIL MEETINGS

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

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

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed.

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

4. CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 30 June 2022 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

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

5.1 Council Workshop Report - 7 July 2022

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

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

Workshops conducted on 7 and 11 July 2022:

Launceston Airport Update

Councillors received a presentation from the Chief Executive Officer of the Launceston Airport.

Theatre North Annual Presentation

Theatre North presented an overview of the previous year's activities aligned to the City of Launceston cash subsidy.

Kings Meadows ABCDE Learning Site Final Report

Councillors were provided with an overview of the final Kings Meadows ABCDE Learning Site report.

End of Term Report

Councillors discussed a range of options to be included in the End of Term Report.

Myrtle Park Camping and Recreation Ground - Season Update

Councillors were provided with an update on the Myrtle Park Camping and Recreation Ground.

Proposed Four Year Delivery Plan - 2019/2020 - 2024/2025 - (2022 Edition)

Councillors provided feedback on the Four Year Delivery Plan prior to Council endorsement.

Northern Tasmania Waste Management Group

Councillors discussed new governance arrangements for the Northern Tasmania Waste Management Group.

REPORT:

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

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

Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Items 16.1 and 16.2 - Councillors' Leave of Absence.

7. COMMUNITY REPORTS

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

7.1 Community Report - Roy Skabo (Member) and Dale Luck (Chair) - Australian Plant Society (Tasmania) Northern Group - Reserves Conservation Committee

Roy and Dale will provide Council with information aimed at increasing awareness of the work which the Australia Plant Society (Tasmania) is proposing in regard to the promotion of, and potential future expansion of, the Council's bushland reserves. This awareness will be raised by offering guided tours during peak flowering season, collecting seeds in these reserves and propagating them for use in those reserves along with assisting with plant surveys and monitoring the health of reserves.

7.2 Community Report - Jackie Anafandis (Organiser) - Launceston Ukelele Jamboree

Jackie will provide Council with information relating to being able to access the small grant events funding received through the City of Launceston which has given her the stability and confidence to develop a working model for the ukulele themed festival that can expand in scope each year and attract more interstate performers and attendees. The 2022 event will be the third annual jamboree and will provide a whole weekend of community fun in the heart of the Launceston CBD.

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

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

8.1.1 Public Questions on Notice - Ray Norman - 27 June and 3 July 2022

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted to the Council in writing on 27 June 2022 by Ray Norman, have been answered by Michael Stretton (Chief Executive Officer) and Dan Ryan (General Manager Community and Place Network).

Questions:

1. Will the Council please advise its constituency on the correct and appropriate protocols that need to be adhered to, and observed, in order that Questions on Notice addressed to all Councillors are actually answered by, and deliberated upon by all Councillors in open Council around the table, and on the record, in accord with 21C due process, administrative transparency and democratic accountability?

Response:

The question seeks clarity on the 'appropriate protocols that need to be adhered to, and observed, in order that Questions on Notice addressed to all Councillors are actually answered by, and deliberated upon by all Councillors in open Council around the table'.

Questions on Notice at an Ordinary Council Meeting must be handled in accordance with the Local Government (Meeting Procedures) Regulations 2015 (The Regulations) and the Council's Public Question Time Policy.

The Regulations require that a question by any member of the public and an answer to that question are not to be debated at an Ordinary Council Meeting. Accordingly, public question time is not an appropriate mechanism for the Councillors to consider and/or debate any particular matter.

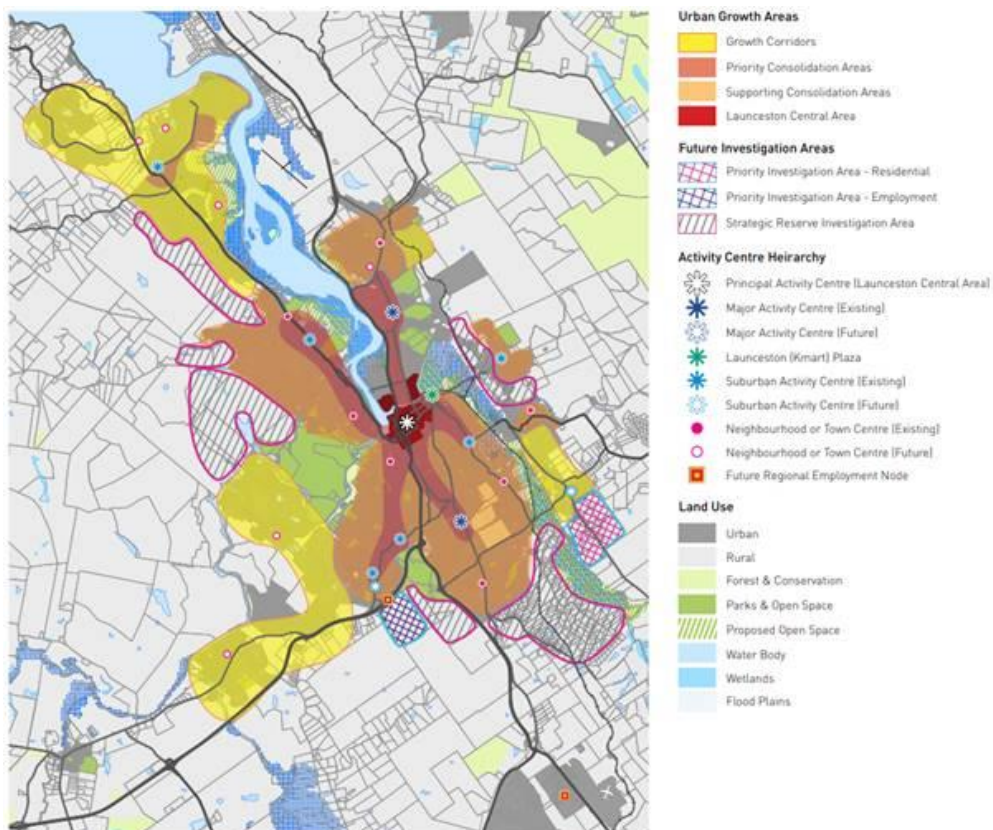
The most appropriate mechanism for having a matter placed on the Agenda of an Ordinary Council Meeting for debate and a Council decision is through a Notice of Motion from a Councillor. Of course, a Councillor must be willing to submit a Notice of Motion and, therefore, it is necessary for any member of the public to liaise with the Councillors to elicit their support for a particular matter to be progressed in this manner.

Against the background of Tasmania’s housing crisis and Launceston trades people, business people and Councillors from adjoining jurisdictions speculating upon a housing development comprising something in the order of 2,000 housing sites and with the City of Launceston assisting the developers by designing road works, etc., will the Council please confirm:

2. whether or not such a *development site* exists at all?
3. whether or not the site, or any part of it, falls within the boundaries of the City of Launceston municipality?

Response:

The City of Launceston's future residential growth areas are guided by the Northern Tasmanian Regional Land Use Strategy. (Refer: Northern Tasmania Regional Land Use Strategy (planningreform.tas.gov.au). The current major focus areas are the Future Investigation Areas south of Prospect, the expansion of St Leonards and in-fill development (refer map provided). All of these areas are within the City of Launceston Municipal Area.



Northern Tasmanian Regional Land Use Strategy, 2021 p. 16.

[as per the Public Question Time Policy, the balance of Mr Norman's questions regarding the Tasmanian Housing Crisis and the QVMAG Futures Plan have been treated as correspondence and will be answered as per the Customer Service Charter].

8.1.2 Public Questions on Notice - Ron Baines - 4 July 2022

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted in writing to the Council on 4 July 2022 by Ron Baines, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network), Dan Ryan (General Manager Community and Place Network) and Louise Foster (General Manager Organisational Services Network).

Questions:

1. Is the City of Launceston currently contracting any business to remove asbestos from any buildings in the City and if so, did the contract go to tender and are all the buildings owned by Launceston Council?

Response:

The Council is a member of the Project Control Group for the delivery of the Northern Community Recreation Hub development at 316-320 Invermay Road, Mowbray. As part of this responsibility the Council is currently managing a contract (along with the State Government) to remove a large amount of asbestos from the building on the site. The building is owned by the State Government.

The project was not publicly tendered as it was identified that the risk to the Health and Safety to persons was significant and it was determined that the asbestos needed to be removed in the most timely manner possible. There are few accredited asbestos removal contractors within the State and several were engaged to attend site, review the Site Survey and Assessment Report and provide a quotation and estimate program of works. Of the providers who were approached, only one was available to complete the work in a timely manner.

2. Since it now winter and a homeless person has already died on the City's streets, will Council review its decision not to allow homeless people to shelter in the vacant Birchalls building owned by the Council?

Response:

A process is currently being undertaken to identify any suitable buildings owned by the Council which could be made available to provide space for emergency housing. However, this process cannot include the former Birchalls building as it is currently not compliant for occupation in accordance with the National Construction Code.

3. Could the Council please explain how the Freedom of Information laws apply to questions put to the Council in any context?

Response:

The Right to Information Act 2009 is the relevant legislation. Under this legislation the Council can release particular information in response to a question as an active, routine or assessed disclosure. The method of disclosure is generally dependent on the question and the information contained within the scope of the question in relation to the legislation. Information published in the Council Agenda in response to a question is considered an active disclosure within the scope of the legislation.

8.2. Public Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

9. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 9 - Planning Authority.

9.1 DA0294/2022 - 120A Invermay Road, Invermay - Business and Professional Services - Change of Use to Consulting Rooms (Entrepreneurship Facilitators)

FILE NO: DA0294/2022

AUTHOR: Iain More (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

| | |
|--------------------------------------|------------------------------|
| Applicant: | Futures Isle Pty Ltd |
| Property: | 120A Invermay Road, Invermay |
| Zoning: | Commercial |
| Receipt Date: | 26/05/2022 |
| Validity Date: | 23/05/2022 |
| Further Information Request: | 01/06/2022 |
| Further Information Received: | 06/06/2022 |
| Deemed Approval (extension granted): | 14/07/2022 |
| Representations: | Four |

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

23.3.3 Retail impact
E6.5.1 Car parking numbers

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0294/2022 - Business and professional services - Change of use to consulting rooms (Entrepreneurship Facilitators) at 120A Invermay Road, Invermay, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Application documents, prepared by the applicant and lodged as part of the application.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00860-LCC, 09/06/2022 and attached to the Permit.

4. BUSINESS HOURS

The operation of the use must be confined to:

- a. 7am and 10:30pm Monday to Sunday for administrative tasks;
- b. 7am to 10.30pm for workshops; and
- c. Workshops extending beyond 5pm are limited to two per week.

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. SIGNAGE CONTENT

Prior to its placement the contents and design of the signage must be provided to the Council and approved by the Manager City Development.

Once installed, the content of the sign may be updated or changed without separate approval of the Council, subject to:

- a. the structure, location and size of the signage not changing.
- b. the content of the signage relating to the site.
- c. compliance with the requirements of the planning scheme.

7. NO SIGN ILLUMINATION

The sign(s) must not be floodlit or otherwise internally illuminated.

8. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

10. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA294/2022. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal (TASCAT).

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

For more information see the Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

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

REPORT:

1. THE PROPOSAL

It is proposed to utilise the 460m² tenancy as an office space for Future Isle Pty Ltd. Future Isle Pty Ltd are consultants, facilitators and program managers. The business offers consulting to start-up businesses, as well as entrepreneurial assistance, including a space for clients to showcase their businesses. The use will also include workshop sessions and similar events for clients starting a business. As part of this Future Isle Pty Ltd will also offer on-site catering in the form of a food van located within the building.

The use will include three full time staff and will generally operate from 9am - 5pm, with around five client visits daily.

The workshops will be a more involved use and will offer sessions from full days to half days. Expected number of attendees per session would be 5 - 20 people. It is anticipated that there will be up to 3 - 4 workshops a week.

There are three existing car parking spaces on site. Two are accessed via Lamont Street and located at the rear of the tenancy. There is a single space located at the frontage on Invermay Road.

It is also proposed to replace the existing building fascia sign with a new sign with the new business name. A condition is recommended that the final sign detail be provided prior to its placement.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



120A Invermay Road, Invermay (not to scale)

The site is located at 120A Invermay Road, Invermay and is zoned Commercial. The lot is 575m² in size and is part of a five strata tenancy with common area. The site is wholly developed with no vegetation, containing a single tenancy and parking areas. The flat site is connected to all reticulated services, with existing access via Invermay Road and Lamont Street.

The site is located within a shared complex which contains a foam outlet, brewery store, motorcycle shop, and auto parts and machinery store. Further out from the site to the south and west are residential lots.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

4. REFERRALS

| REFERRAL | COMMENTS |
|-----------------------------------|---|
| INTERNAL | |
| Infrastructure and Assets Network | Conditions recommended. |
| Environmental Health | Conditions recommended. |
| Heritage/Urban Design | N/A |
| Building and Plumbing | Standard notes recommended for the permit. |
| EXTERNAL | |
| TasWater | Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00860-LCC, 09/06/2022. |
| State Growth | N/A |
| TasFire | N/A |
| Tas Heritage Council | N/A |
| Crown Land | N/A |
| TasRail | N/A |
| EPA | N/A |
| Aurora | N/A |

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 8 June to 23 June 2022. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

| |
|---|
| <p>Issue 1 The application does not specify defined times and limits on the activities planned particularly for workshop sessions and other events.</p> |
| <p><i>Response 1</i> Hours will predominately be from 9am - 5pm, Monday to Friday, with some late evenings and weekend work during peak periods. Workshops will occur at various times during the week, concluding by 10:30pm.</p> |
| <p>Issue 2 The Site Plan does not clearly show the parking layout and traffic paths for vehicles, ie. how do vehicles enter and exit the site for the parking shown on Invermay Road?</p> |
| <p><i>Response 2</i> It is understood the provided site plan is not indicative of the actual situation on site. The use will contain two car parking spaces at the rear of the tenancy and one along the frontage of Invermay Road. It is noted that the proposal does not seek to change the existing access or car parking arrangements.</p> |

| |
|---|
| <p>Issue 3 The proposed use for office, training and running workshops is not in keeping with the other businesses at the complex which are light industrial in nature and all generate noise through the operation of power tools and machinery in the normal course of the working day.</p> |
| <p><i>Response 3</i> <i>A business and professional services use class is a permissible yet discretionary use within the Commercial Zone. It is not a sensitive use. There is nothing in the planning scheme that takes in consideration the impacts of existing surrounding uses. The applicants are aware and have considered the potential conflicts with existing surrounding uses and have moved forward with the application.</i></p> |
| <p>Issue 4 A concern is the claim of three car parks at the rear of the building and four shared on site public parking bays, there are only two bays assigned to Unit 4 and there are no public bays on site as these are assigned to Units 1 through 3.</p> |
| <p><i>Response 4</i> <i>It is noted that the parking arrangements on the submitted site plan are not reflective of the situation on site. It is considered, however, that there is sufficient parking to meet the needs of the use.</i></p> |

6. CONCLUSION

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0294/2022 - 120A Invermay Road, Invermay - Planning Scheme Assessment - 14 July 2022 [**9.1.1** - 6 pages]
2. DA0294/2022 - 120A Invermay Road, Invermay - Plans to be Endorsed - 14 July 2022 [**9.1.2** - 6 pages]
3. DA0294/2022 - 120A Invermay Road, Invermay - Representations - 14 July 2022 [**9.1.3** - 4 pages]
4. DA0294/2022 - 120A Invermay Road, Invermay - TasWater SPAN - 14 July 2022 [**9.1.4** - 2 pages]

TITLE: DA0294/2022 - 120A Invermay Road, Invermay - Business and Professional Services - Change of Use to Consulting Rooms (Entrepreneurship Facilitators)

FILE NO: DA0294/2022

AUTHOR: Iain More (Town Planner)

GENERAL MANAGER: Dan Ryan (General Manager Community and Place Network)

ATTACHMENT 1

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

23.0 Commercial Zone

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| <p>23.1.1 Zone Purpose Statements</p> <p>23.1.1.1 To provide for large floor area retailing and service industries.</p> <p>23.1.1.2 To provide for other large area uses, such as car yards, bulky goods sales, warehouse and showrooms in the areas of high traffic volume and high passing visibility.</p> <p>23.1.1.3 To ensure uses support and do not threaten the established activity centre hierarchy.</p> |
| <p>Consistent</p> <p>Consistency with the zone purpose has been achieved as the proposal ensures the activity centre hierarchy is maintained.</p> |

23.3 Use Standards

23.3.1 External storage of goods

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| <p>Objective:</p> <p>To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.</p> |
| <p>Consistent</p> <p>A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.</p> |
| <p>Complies</p> <p>No goods or materials will be visible from a public place or street.</p> |

23.3.2 Emissions impacting sensitive uses

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| <p>Objective:</p> <p>To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.</p> |
| <p>Consistent</p> <p>Consistency with the objective has been achieved as the proposal ensures that emissions to air, land and water are not detrimental to the amenity of sensitive uses.</p> |
| <p>A1 Uses must be set back from the site of a sensitive use a distance of no less than 100m.</p> |
| <p>Complies</p> <p>As the use will be located within 100m of sensitive uses, reliance on the performance criteria is required.</p> |
| <p>P1 The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:</p> |

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| <p>(a) the nature of the proposed use; (b) the characteristics of the emissions; (c) the proximity and number of sensitive uses in the area; (d) the topography of the site; (e) background levels; (f) any mitigation measures proposed; and (g) the character of the surrounding area.</p> |
| <p>Complies The proposed use will not adversely impact the amenity of nearby sensitive uses. The use will generally operate as an office from 9am-5pm. The potential for sensitive use impact will be from the proposed workshops. Whilst generally these will occur throughout the day, there will be times that they occur until 10.30pm at night. However, workshops will be located within the building and it is anticipated any noise will be minimal and contained.</p> <p>It is noted that people attending the workshops will arrive via vehicle and park on the street. However, Invermay Road is generally a busy road, and the impact of vehicles arriving and leaving the premises is considered to be low. Notwithstanding, to ensure that nearby sensitive uses are not unreasonably affected, it is recommended that late night workshops are limited to two per week. This will be enforced through a condition.</p> <p>The proposal complies with the performance criteria.</p> |

23.3.3 Retail impact

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| <p>Objective: To ensure that the impact of retail and business use and development is appropriate.</p> |
| <p>Consistent Consistency with the objective has been achieved as the proposal ensures that the impact of retail and business use and development is appropriate.</p> |
| <p>A1 If for a no permit required or permitted use class.</p> |
| <p>Relies on Performance Criteria As the proposed use is discretionary, reliance on the performance criteria is required.</p> |
| <p>P1 Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to: (a) the nature, scale and intensity of the use; (b) the products and services sold; (c) the proximity to the Central Business zone or the activity centres of Mowbray and Kings Meadows; and (d) the proximity to a major road and public transport system that links activity centres.</p> |
| <p>Complies The use is considered to be of a low impact, of an office and workshop use, located along the busy Invermay Road. It is not uncommon for office uses to be located along or in the vicinity of Invermay Road, interspersed between the residential, commercial and industrial uses.</p> <p>The site is located 1.1km south of the Mowbray Activity Centre. The use is not considered significant enough to threaten the retail hierarchy and in an appropriate location to be accessible and practical.</p> <p>The proposal complies with the performance criteria.</p> |

23.4 Development Standards

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

Consistent

Consistency with the code purpose has been achieved as the proposal ensures the efficiency of the road network is maintained.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

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

Complies

As the majority of patrons visiting the site will be parking on-street, it is anticipated the annual average daily traffic (AADT) of vehicle movements, to and from the site, using an existing access or junction, will not increase by 40 vehicle movements per day.

E4.6 Development Standards

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

Consistency with the code purpose has been achieved as the proposal ensures there is sufficient parking for the use.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

Consistent

Consistency with the objective has been achieved as the proposal ensures that an appropriate level of car parking is provided to meet the needs of the use.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or

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| <p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p> |
| <p>Relies on Performance Criteria</p> <p>Table E6.1 requires the use to provide one space per employee and one space per 50m² of gross floor area. With a tenancy of 460m² and three employees, a total of 12 spaces are required. As only three spaces are available, reliance on the performance criteria is required.</p> |
| <p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-road public car parking spaces within reasonable walking distance;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(f) an assessment of the actual car parking demand determined in light of the nature of the use and development;</p> <p>(g) the effect on streetscape; and</p> <p>(h) the recommendations of any traffic impact assessment prepared for the proposal; or</p> <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the locality; or</p> <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p> |
| <p>Complies</p> <p>The proposal has a shortfall of nine spaces. It should be noted that the previous use was for a gymnasium which required 29 spaces. The proposal will include three car parking spaces. Two at the rear of the site, and one along the front. The two at the rear will be utilised for employees, whilst the single car park along the front will be for clients.</p> <p>There is no available, accessible off-road parking within reasonable walking distance, or ability for multiple share spaces on site. There is sufficient accessible and available public transport within reasonable walking distance of the site. This includes three metro bus stops within 100m of the site.</p> <p>As the site is fully developed there is no opportunity to provide car parking spaces. There is sufficient car parking within the surrounding streets of the site, including Invermay Road, Lamont Street, Rosslyn Road, and Ross Avenue. The majority of car parking spaces are unmetered. It is considered that there will be plenty of available spaces for day to day clients. Due to the nature of the workshops, which will require significantly more parking areas, it is noted that the timeframes for which these workshops will occur, being outside of school hours, will ensure there will still be available on-street parking spaces.</p> |

The proposal complies with the performance criteria.

E16.7 Development Standards

E18.0 Signs Code

E18.1 The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Consistent

Consistency with the code purpose has been achieved as the proposal ensures the signage is appropriate to the use and the site.

E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:

To prevent unacceptable signage.

Consistent

A1 Signage must not be for the following sign types:

- (a) an above awning sign;
- (b) bunting (flag and decorative elements);
- (c) a flashing lights sign;
- (d) a roof sign;
- (e) a sky sign; or
- (f) a third party sign.

Complies

No unacceptable signage is proposed.

E18.5.2 Design and siting of signage

Objective:

To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

Consistent

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

Complies

No design details of the signage has been proposed, but the submitted application documents state that the new signage will replace the existing fascia sign on site. A building fascia sign is permitted in the Commercial Zone.

The building fascia sign will measure less than 1m in height, will not exceed two-thirds the depth of the fascia and will not project more than 200mm from the vertical face of the fascia.

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| Based on this, the proposal will meet the requirements of E18.6 Table 1, noting that final content and design will need to be submitted to the Manager City Development for approval. |
| A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones. |
| Complies The sign will be more than 2m from all boundaries. |
| A3 A building or tenancy must have: (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and (b) no more than three individual signs in total. |
| Complies Only one sign is proposed. |
| A4 A sign must not be illuminated. |
| Complies No signage illumination is proposed. |



Clause 8.1.3 – Amended Plans

Please see the attached floor plan and site plan.

Clause 8.1.3 – Development

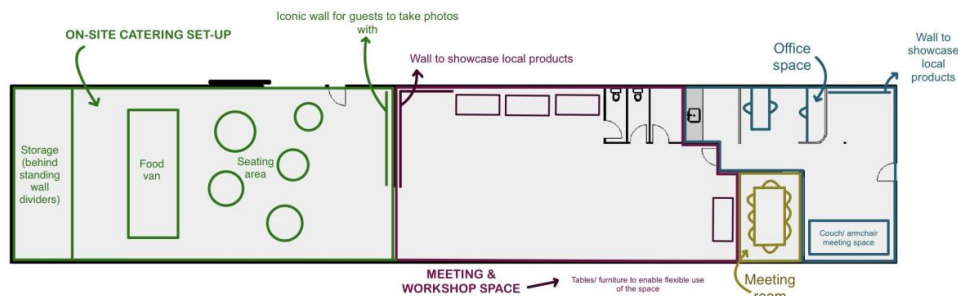
No building changes will occur.

Clause 8.1.3 – Use Description

The building will be utilised as the office space of Futures Isle Pty Ltd. Futures Isle has three full-time staff members. Together, we provide a range of professional services to the ABC, the Federal Department of Education, Skills and Employment, and other organisations such as The Beacon Foundation, Royal Flying Doctors Association, Special Games and the National Career Institute.

As professional consultants, facilitators and program managers, we spend time in our office (emails, meetings, developing reports etc) and on the road across Tasmania and regional Australia (running workshops, attending meetings, networking).

The ways that we intend to utilise the site at 120A Invermay Road is as follows:



Office/ Consulting Space

- As indicated on the above floor plan, we plan to use the front part of the building as an office for our staff members to undertake their day-to-day tasks. This space was previously used as a reception space for the gym that recently operated at the site, so will still be used for a similar purpose.
- The nature of our work will see people coming in for meetings as clients to the services we are offering. These people will be met in one of our available meeting spaces to use our services.

Entrepreneurial space to support clients

- As indicated on the above floor plan, this will take the form of two walls that feature Launceston and North East Tasmanian makers. The type of products that will be featured includes art, jewellery, jams, tea, clothing etc.
- This space will be utilised by multiple clients, who will each have a shelf to showcase their projects.
- Clients won't be in the space on a regular basis. They will set up their shelves with products, and then the staff of Futures Isle will manage the sale of these products.

Workshop sessions and other events

- The staff of Futures Isle will be running workshops and other events, in partnership with other organisations.
- These workshops will be on a range of topics, such as confidence, personal brand, how to start a business, marketing, skills to get a job, public speaking, social media,



basics of budgeting, and networking. Events will be aimed at networking and bringing like-minded people together to talk through business challenges/ problems.

- The length of these workshops/events will differ in length, depending on the subject. Workshops may be a full day, half-day or just 2 hours.
- At the beginning of our lease, we are expecting that there will be 4-6 workshops/events per month and will increase over time to be operating around 3-4 times per week.
- Importantly, these are non-accredited workshops.

On-site catering

- We are looking to park a registered food van on our site to provide simple catering for our workshops and events.
- The food van has been operating for the past 5 years under the name, Bobbin Boyo, through Thereafter Pty Ltd.
- Our intent is for simple platters to be made using the food van as a mobile kitchen in order to offer an all-inclusive workshop experience for attendees. This will minimise concerns over exhaust or odours.
- The public will not be able to purchase directly from our on-site catering service; this will only be utilised in support of events or workshops.
- The food van will be permanently based out of our site, so will not need regular access to and from the site.

Clause 8.1.3 – Use Operation

Office/ consulting Space

- Hours of operation for each intended use: Primarily, our office will be utilised from 9-5, but may extend beyond these hours during peak times.
- Expected number of people attending the site for each use: 3 Futures Isle staff with 5 client visits estimated per day.
- Expected number of people attending the site at any one time: On average, we anticipate that 3-6 people would be in our office space at any one time.

Workshop sessions and other events

- Hours of operation for each intended use: This will differ depending upon the specific workshop. Some of these will be offered full-day (9-5) or half-day (9-12 or 1-5), which will be during business hours or on the weekends. We anticipate that the majority of workshops will be evening events (5-10:30pm).
- Expected number of people attending the site for each use: 5 – 20.
- Expected number of people attending the site at any one time: 5 – 20.
- During our workshop sessions and events, our on-site catering service will be utilised.

Clause 23.3.2 Emissions Impacting Sensitive Uses

Our assessment is that there will not be any emissions to air, land and water that are detrimental to the amenity of sensitive uses.

Our primary use for the site will be as an office space. Our day-to-day tasks will not create any relevant emissions. The vast majority of our office work will be within regular business hours. During peak periods, when individuals may need to remain working beyond standard business hours, we will remind staff members to be mindful of our residential neighbours by reducing noise as they leave the office space. We are also in the process of developing a waste strategy for our office that will detail ways that we want to recycle and minimise our carbon footprint as much as possible.



Our proposal also outlines that we will use the site to host workshops and events. Where these happen outside of business hours, we will similarly remind attendees to be respectful of our residential neighbours as they depart.

Our on-site catering will also not produce emissions, as we will be providing simple options such as grazing platters and charcuterie boards.

Clause E4.5.1 Existing road accesses and junctions

As outlined, during business hours, the majority of visitors to the site will be there for 1:1 meetings. We estimate 5 visitors per day. Over the duration of their engagement with our services, we anticipate that clients may come in for 1 -5 visits (over 3 years).

When our workshops are being offered, we anticipate that the number of visitors may increase to 20 people at a time.

Due to the fact that our services are offered by only 3 full-time staff members, 1:1 services and workshops will not run simultaneously, as all staff will be involved in the running of workshops/events.

Clause E6.5.1 Car Parking numbers

As indicated on our site plan, we have 4 official on-site car parks associated with the lease. Three of these are located to the rear of the building, which will be used by our full-time staff members. This means that there won't be frequent access required to these spots - staff will drive in at the beginning of the work day and leave at the end of the work day. A fourth car park is located at the front of the building, which we will ensure is set aside for the purposes of accessibility parking.

We believe that there is sufficient parking to meet the reasonable needs of use of our site due to:

The availability and frequency of public transport within reasonable walking distance of the site

- Bus Stop 7 is located right across the road (50m) from this site, which is serviced by 7 different bus routes (110, 116, 117, 770, 771, 772). From looking at the Metro Tasmania timetables, there will be approximately 89 buses stopping at Bus Stop 7 each day Monday – Friday.
- There is also an additional bus stop just further along the road.

The availability, accessibility and safety of on-road parking

- Invermay Road is the main thoroughfare which has been designed with generous road shoulders and significant amounts of on-road parking. Given the close proximity of St Finn Barr's School to the site, we would be mindful of the peak in traffic throughput during school drop-off/pick-up times, so would avoid scheduling workshops/events to coincide with these times.
- There are also 4+ common parks on the site.
- We have driven past the site at multiple times in the evening (from 5:30pm - 9:00pm) and have observed ample street parking available at this time, as most of the surrounding businesses have closed for the evening.
- The site sits on the corner with Lamont Street, which offers considerable amounts of on-road parking also as only half the street is residential.
- The car parking requirements for the use of this site would not be more than the arrangements that were required to support a fully-functioning Crossfit gym hosting multiple classes throughout the day and well-attended competitions on the weekend, hence the attraction of the site for our operations.



Clause E6.6.2 Design and layout of parking areas

Please see the attached site plan.

Clause E16.6.1 Unacceptable uses

There is no education and occasional care use that falls within the definition of the Launceston Interim Planning Scheme 2015:

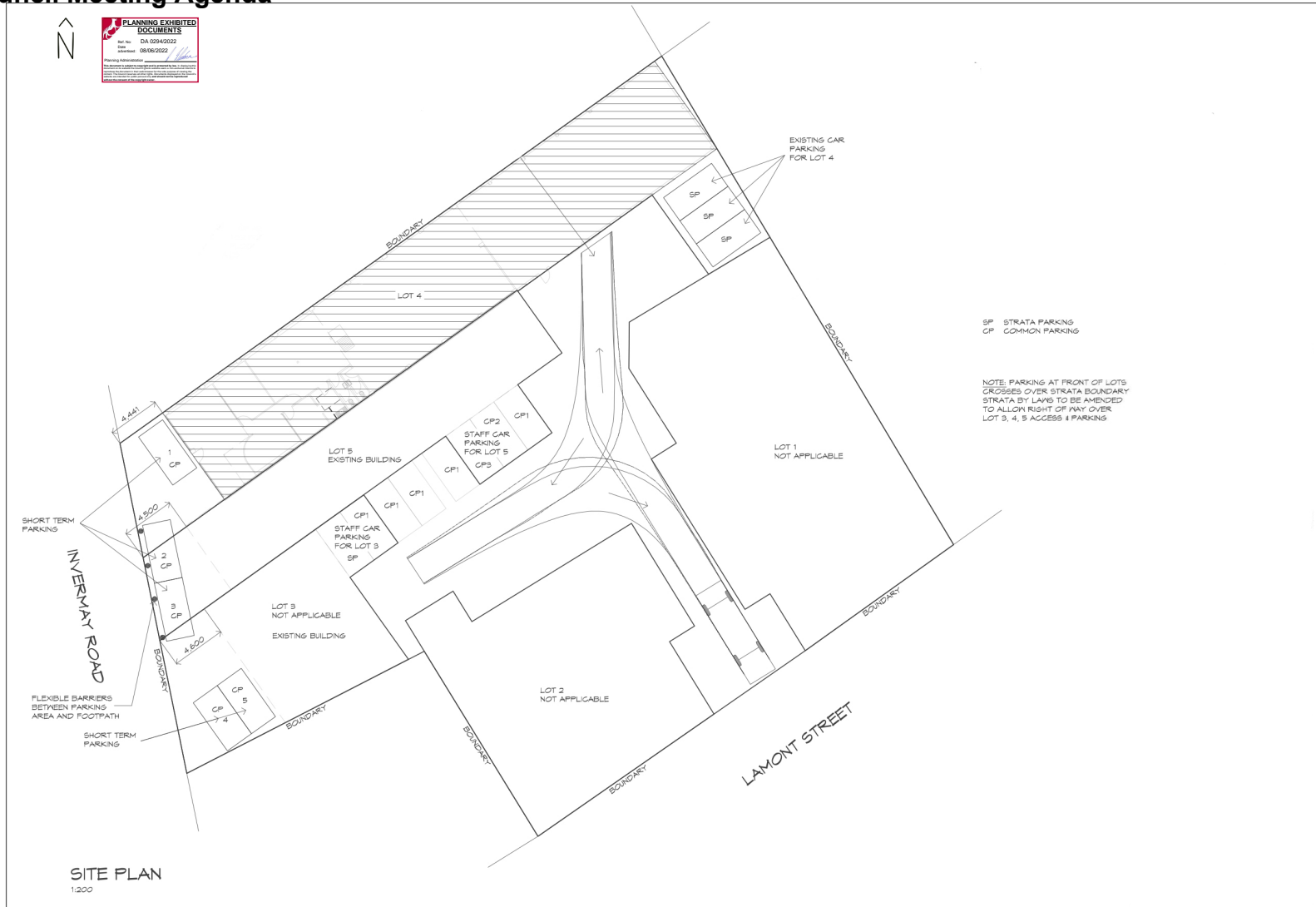
- All training workshops are non-accredited and will take the form of casual workshops that are facilitated to deliver content and to also network.
- There is no curriculum or child care component to these services. We are facilitating casual workshops for individuals who are interesting in pursuing new business ideas.
- Our work is comparable to the work of friends of ours from Medecs Learning and Youth Futures, who both operate in Invermay but aren't working out of the Cultural Precinct.

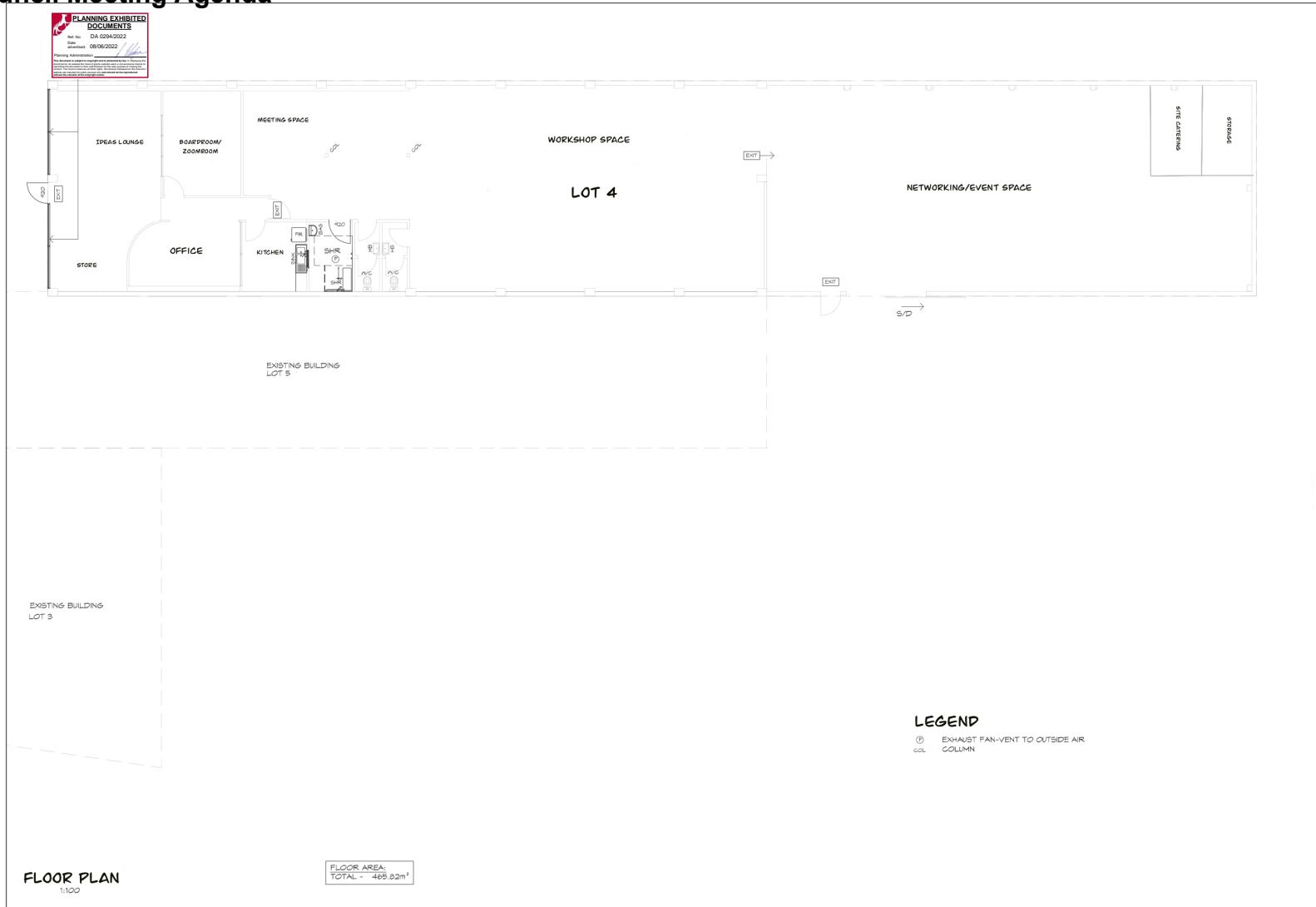
E18.5.2 Design and Sitting of Signage

Signage will be painted on the front of the building, similar to the previous signage when the site was used as a CrossFit Gym (as per the below image).

We did not intend to have any illuminated signage on the front of the building.







From: "Iain More" [REDACTED]
Sent: Wed, 8 Jun 2022 13:53:22 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: FW: Representation DA0294/2022

Can this please be registered as a representation.

Kind Regards,

Iain More | Town Planner | City Development | City of Launceston
[REDACTED] | www.launceston.tas.gov.au

From: Adrian Fairfield [REDACTED]
Sent: Wednesday, 8 June 2022 12:45 PM
To: Iain More [REDACTED]
Subject: Representation DA0294/2022

Hi Iain,

Following recent discussion see below some concerns about the proposal.

- The application doesn't specify defined times and limits on the activities planned particularly for workshop sessions and other events.
- The Site Plan doesn't clearly show the parking layout and traffic paths for vehicles. i.e. How do vehicles enter and exit the site for the parking shown on Invermay Road?

regards,

Adrian Fairfield
Director & Registered Land Surveyor



COHEN & Associates

Land & Aerial Surveyors



From: [REDACTED]
Sent: Thu, 9 Jun 2022 10:29:05 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Response to Planning Permit DA0294/2022 Attention Iain More

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Chief Executive Officer Michael Stretton and Iain More

Hi Michael & Iain

I am the [REDACTED] of Unit 5 118-120 Invermay Road, operate a business at the site and would be the direct neighbour of the Proposed Planning Application. Please take this email as a submission AGAINST the proposed Planning Changes at 120A Invermay Road, Invermay, being Change of Use to Consulting Rooms. The proposed use for office, training and running workshops is not in keeping with the other businesses at the complex which are light industrial in nature and all generate noise through the operation of power tools and machinery in the normal course of the working day. Employees in these businesses are all supplied with hearing and ventilation protective equipment and training in line with the requirements of these businesses. Visitors and employees to the proposed venue would be exposed to these same conditions which would not be conducive to holding meetings or workshops, and could lead to safety concerns and disruption to the proposed business.

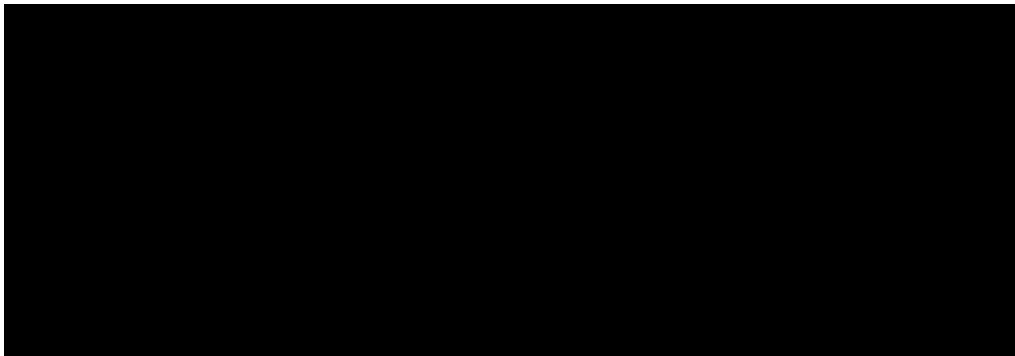
A further concern is the claim of 3 car parks at the rear of the building and 4 shared on site public parking bays, there are only 2 bays assigned to unit 4 and there are no public bays on site as these are assigned to units 1 through 3.

We wish the Futures Isle Pty Ltd every success but don't believe the proposed base of operation in the Proposed Planning Application is the correct location for the business. If you require any further information, please feel free to contact me by email at [REDACTED] or phone [REDACTED]

Thank you for your time.

Regards

Andrew Buechner



From: [REDACTED]
Sent: Wed, 22 Jun 2022 11:32:02 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Response to Planning Permit DA0294/2022 Attention Michael Stetton Iain More

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Michael & Iain,

I am the [REDACTED] of Fastlane Motorcycles on 118 Invermay Road,
We operate a Motorcycle Repair and service centre and would be the second
Neighbour of the Proposed Planning Application.
Please note that this email is a submission Against the proposed Planning changes
at 120A Invermay road, being change of use to consulting rooms.
Our business and the other businesses beside us are all quite industrial in noise
generation from Motorcycles and power tools for the majority of the opening
hours.
The concern would be that the noise from work and tools would not be an
advantage to a business holding workshop training and meetings and would be
quite
Disruptive to the proposed business.

Thank you for taking the time to read our concerns.
If you would like to discuss any of the above concerns, please contact me either
by phone or email.

Kind Regards
Danny Whitchurch
Fastlane Motorcycles

[REDACTED]

From: "Duncan Willis" [REDACTED]
Sent: Thu, 23 Jun 2022 16:55:54 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: response to planning permit DA0294/2022

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Chief executive officer Michael Stretton and Ian Moore

Hi Michael and Ian,

I am the [REDACTED] of Unit 2 2 Lamont street and 114 Invermay Road and operate a business at the site of the proposed planning changes to 120a Invermay road. We have concerns in regard to the site being changed to consulting rooms. The existing businesses operating on this site are of a light Industrial nature and as a result generate varying noise levels throughout the day eg . operating of power tools and machinery. The changed use is not within the same light industrial nature and I am concernd this will cause disruption and conflict between the stakeholders.

In regard to parking the proposal is not in line with the current agreement between all parties involved and requires more consultation before approval.

Regards,

Duncan Willis

[REDACTED]
Merv Gray Auto Parts and Machine Shop



Submission to Planning Authority Notice

| | | | |
|---|--------------------------------------|----------------------------|----------------------|
| Council Planning Permit No. | DA0294/2022 | Council notice date | 03/06/2022 |
| TasWater details | | | |
| TasWater Reference No. | TWDA 2022/00860-LCC | Date of response | 09/06/2022 |
| TasWater Contact | Jake Walley | Phone No. | 0467 625 805 |
| Response issued to | | | |
| Council name | CITY OF LAUNCESTON | | |
| Contact details | Planning.Admin@launceston.tas.gov.au | | |
| Development details | | | |
| Address | 118-120 INVERMAY RD, INVERMAY | Property ID (PID) | 1885090 |
| Description of development | Change of use to consulting rooms | | |
| Schedule of drawings/documents | | | |
| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
| Howell Property Group | -- | -- | 26/05/2022 |
| Conditions | | | |
| <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> | | | |



| Advice | | | |
|---|------------------------------|-------|-----------------------------|
| General | | | |
| For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards | | | |
| For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form | | | |
| Declaration | | | |
| The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice. | | | |
| TasWater Contact Details | | | |
| Phone | 13 6992 | Email | development@taswater.com.au |
| Mail | GPO Box 1393 Hobart TAS 7001 | Web | www.taswater.com.au |

9.2 DA0263/2022 - 1 Morshead Street, Punchbowl - Residential - Construction of an Additional Dwelling

FILE NO: DA0263/2022

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

| | |
|-------------------------------|------------------------------|
| Applicant: | Cataract Designs |
| Property: | 1 Morshead Street, Punchbowl |
| Zoning: | General Residential |
| Receipt Date: | 12/05/2022 |
| Validity Date: | 6/06/2022 |
| Further Information Request: | 24/05/2022 |
| Further Information Received: | 25/05/2022 |
| Deemed Approval: | 18/07/2022 |
| Representations: | Three |

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.13 Location of car parking
10.4.4 Sunlight to private open space of multiple dwellings
E4.6.4 Sight distance at accesses, junctions and level crossings
E6.5.1 Car parking numbers

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0263/2022 - Residential - construction of an additional dwelling at 1 Morshead Street, Punchbowl, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK000, dated 11/05/2022.
- b. Site Demolition Plan, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK001, dated 11/05/2022.
- c. Site Plan, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA2, page SK002, dated 24/05/2022.
- d. Site Civil Plan, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK003, dated 11/05/2022.
- e. POS & Car Parking Plan, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK004, dated 11/05/2022.
- f. Private Open Space Sunlight, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK005, dated 11/05/2022.
- g. Shadow Diagram, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK006, dated 11/05/2022 - AMENDED PLAN REQUIRED.
- h. Proposed Floor Plan, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK100, dated 11/05/2022.
- i. Elevations, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK200, dated 11/05/2022 - AMENDED PLAN REQUIRED.
- j. Elevations, prepared by Cataract Designs, project no. 21020, unit development at 1 Morshead Street, Punchbowl, revision no. DA1, page SK201, dated 11/05/2022 - AMENDED PLAN REQUIRED.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any works, amended plans must be submitted to the satisfaction of the Manager City Development 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 roof of the proposed dwelling modified to comply with the acceptable solution A3 at clause 10.4.2 of the planning scheme.

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the planning officer.

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

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

7am to 6pm - Monday to Friday

8am to 5pm - Saturday

No works on Sunday or Public Holidays

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00756-LCC dated 25/05/2022 and attached to the Permit.

6. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. maintained not removed, destroyed or lopped without the written consent of the Council.

7. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

8. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

9. DRIVEWAY AND PARKING AREA CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must:

- a. be properly constructed to such levels that they can be used in accordance with the plans;
- b. be surfaced with an impervious all weather seal;
- c. Be adequately drained to prevent stormwater being discharged to neighbouring property;
- d. be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

10. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

12. SINGLE STORMWATER CONNECTIONS

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

13. APPLICATION TO ALTER A STORMWATER SERVICE

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

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

14. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and Council policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

15. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

No works to install, remove or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

An application for such work must be lodged electronically via the Council's eServices web portal or on the approved hard copy form.

All new works must be constructed to the Council's standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc.). All redundant crossovers and driveways must be removed prior to the occupation of the development.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, line-marking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

16. STANDARD WIDTH CROSSOVER ONLY

This development is only permitted a standard width crossover, being 3m wide at the property boundary. The maximum width of 3m at the boundary will apply to any new crossing. The maximum width of the crossover at the kerb is 5.6m and shall include a transition wing 1m in length either side of the crossing in accordance LGAT-IPWEA Tasmanian Standard Drawings TSD-R09 Urban Roads driveways.

17. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

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

| Dwelling No | Strata Lot No. | Street Address |
|-------------|----------------|---------------------|
| 1 | Existing | 1/1 Morshead Street |
| 2 | Proposed | 2/1 Morshead Street |

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

18. 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.

19. NO BURNING OF WASTE

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

20. DEMOLITION

The developer must:

- a. protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b. not undertake any burning of waste materials or removed vegetation;
- c. remove all rubbish from the site for disposal at a licensed waste disposal site;
- d. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos: Code of Practice, July 2020*, or any subsequent versions of the document.

21. PROTECTION OF STREET TREES

Existing street trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970: Protection of Trees on Development Sites*. The protection works are to be installed prior to the commencement of any other works on the site and are to remain in place until the completion of all other works.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0263/2022. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal (TASCAT).

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

For more information see the Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <http://www.tascat.tas.gov.au>.

D. Permit Commencement

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

E. Heat Pump Use

Use of the heat pump will be subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or as amended.

REPORT:

1. THE PROPOSAL

It is proposed to construct a single storey three bedroom dwelling at the rear of the existing dwelling at 1 Morshead Street, Punchbowl. A double carport will be provided at the rear of the proposed dwelling and parking for the existing dwelling will be located in the frontage. It is also proposed to widen the driveway access to the site.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



1 Morshead Street, Punchbowl (not to scale)

The subject site is a generally rectangular lot of some 873m², located on the northern side of Morshead Street, Punchbowl. The site is generally level and is fully serviced. It contains an existing three bedroom dwelling.

The Punchbowl Reserve is located approximately 12m to the north-east of the site and the developing Gallopers Rise subdivision is located on the opposite side of Punchbowl Road around 200m to the west.

The surrounding area is zoned General Residential and despite some multiple dwellings, a cafe and churches, is dominated by single dwellings. The character of the area is suburban residential.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

4. REFERRALS

| REFERRAL | COMMENTS |
|-----------------------------------|--|
| INTERNAL | |
| Infrastructure and Assets Network | Conditions recommended. |
| Environmental Health | Conditions recommended. |
| Heritage/Urban Design | N/A |
| Building and Plumbing | Standard notes recommended for the permit. |
| EXTERNAL | |
| TasWater | Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00756-LCC dated 25/05/2022. |
| State Growth | N/A |
| TasFire | N/A |
| Tas Heritage Council | N/A |
| Crown Land | N/A |
| TasRail | N/A |
| EPA | N/A |
| Aurora | N/A |

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 28 May to 13 June 2022. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

| |
|---|
| <p>Issue 1 The proposed building is too close to the rear boundary and our adjoining property.</p> |
| <p><i>Response 1</i> <i>The proposed dwelling is located within the prescribed setbacks and subject to the proposed amended roof line is wholly within the building envelope. The proposed carport is setback 4.5m for the rear boundary and the dwelling will be setback 11m. There is no capacity in the scheme to require a rear setback of this length.</i></p> |
| <p>Issue 2 Residents in the proposed dwelling will overlook the rear garden at 92 Punchbowl Road and impact upon privacy.</p> |
| <p><i>Response 2</i> <i>The proposed dwelling is contained within the building envelope and there is no capacity in the planning scheme to further consider potential overlooking due to the proposal complying with the acceptable solutions of Clause 10.4.6 Privacy for all dwellings. It is noted that the dwelling is to be single storey, with an 11m setback from the rear boundary.</i></p> |
| <p>Issue 3 The dwelling will detract from our view.</p> |
| <p><i>Response 3</i> <i>The representor's dwelling is higher than the proposed dwelling and its views will not be significantly impacted. The proposed dwelling is within the prescribed building envelope.</i></p> |
| <p>Issue 4 Proposed windows give line of sight into bedroom windows and the homes at 88 and 90 Punchbowl Road and 1 Morshead Street.</p> |
| <p><i>Response 4</i> <i>The proposed dwelling is single storey and located within the building envelope, a standard condition regarding boundary fences of 1.8m in height is proposed to further mitigate potential privacy issues.</i></p> |
| <p>Issue 5 Extra noise from cars and extra foot traffic will impact on the serenity of our garden. Future tenants may have motor cycles or V8s. Extra fumes from vehicle exhausts will be in the vicinity of our children, pets, garden and organic vegetable patch.</p> |
| <p><i>Response 5</i> <i>There is no scope within the planning scheme to specifically address extra noise from the use of a second dwelling. If the residents create an environmental nuisance through excessive noise or fumes, this will be addressed through the provisions of the Environmental Management and Pollution Control Act 1994.</i></p> |
| <p>Issue 6 The proposed dwelling will unreasonably overshadow the existing dwelling.</p> |
| <p><i>Response 6</i> <i>The assessment, contained in the attachments to the report, concludes that the overshadowing of the existing dwelling is not unreasonable and that the private open space of that dwelling receives an acceptable level of sunlight on 21 June.</i></p> |
| <p>Issue 7 The roof of the proposed dwelling protrudes outside the building envelope and shadows 3 Morshead Street.</p> |

| |
|--|
| <p><i>Response 7</i> The applicants, on considering the representation, have provided amended plans with a reduced roof line to contain the proposed dwelling within the building envelope. A condition is recommended requiring such an amended plan.</p> |
| <p>Issue 8 Disappointed that the application was advertised on the Saturday, but the notice was not received until Tuesday, giving three less days to provide feedback by 14 June. Also disappointed that we were not given an opportunity to comment on the development at 86 Punchbowl Road because we live three, rather than two, houses away.</p> |
| <p><i>Response 8</i> The application was exhibited in accordance with the provisions of the legislation. The application for 86 Punchbowl Road - DA0749/2020 - was also advertised in accordance with the provisions of the legislation, noting that the Council writes to the two adjoining properties rather than only the adjoining properties as prescribed. Site notices were exhibited along with the required public notice in <i>The Examiner</i>.</p> |
| <p>Issue 9 The plans note that the sewer line was located by a private contractor. TasWater, as the managers of the service, would be best suited to locate this line correctly.</p> |
| <p><i>Response 9</i> Whilst not the role of the planning scheme to determine, it is the standard practice of TasWater to require the developer to locate the services.</p> |
| <p>Issue 10 The location of the additional dwelling will bring vehicles closer to the boundary with 3 Morshead Street, resulting in increased noise and disturbance. Locating the dwelling in a different aspect, further from the boundary or the provision of suitable and effective sound screening may mitigate this.</p> |
| <p><i>Response 10</i> Given the location of the TasWater sewer main, there is no practicable capacity to relocate the proposed dwelling. A standard condition requiring 1.8m high fencing is proposed.</p> |
| <p>Issue11 On-street visitor parking is proposed. The nature strip outside the subject site is already often used for parking or a throughway for vehicles. Increased use in this way will degrade the area. The developer should create a dedicated surfaced parking area on the nature strip.</p> |
| <p><i>Response11</i> It is not the Council's practice to allow or promote parking on the nature strip.</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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0263/2022 - 1 Morshead Street, Punchbowl Planning Scheme Assessment - 14 July 2022 [9.2.1 - 11 pages]
2. DA0263/2022 - 1 Morshead Street, Punchbowl - Plans to be Endorsed - 14 July 2022 [9.2.2 - 10 pages]
3. DA0263/2022 - 1 Morshead Street, Punchbowl - Amended Plans to be Endorsed - 14 July 2022 [9.2.3 - 9 pages]
4. DA0263/2022 - 1 Morshead Street, Punchbowl - TasWater SPAN - 14 July 2022 [9.2.4 - 2 pages]
5. DA0263/2022 - 1 Morshead Street, Punchbowl - Representations - 14 July 2022 [9.2.5 - 8 pages]

TITLE: DA0263/2022 - 1 Morshead Street, Punchbowl - Residential - Construction of an Additional Dwelling

FILE NO: DA0263/2022

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER: Dan Ryan (General Manager Community and Place Network)

ATTACHMENT 1

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

10.0 General Residential Zone

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

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

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

Consistent

The proposal to construct an additional dwelling at the rear of the existing dwelling at 1 Morshead Street, Punchbowl is consistent with the purpose of the zone to provide for residential use or development in a range of dwelling types at urban densities.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:

That the density of multiple dwellings:

(a) makes efficient use of land for housing; and

(b) optimises the use of infrastructure and community services.

Consistent

The proposal complies with the acceptable solution.

A1 Multiple dwellings must have a site area per dwelling of not less than 325m².

Complies

The scheme defines *site area per dwelling* as the size of the site divided by the number of dwellings. The site has an area of 873m² and for two dwellings (the existing dwelling and the proposed dwelling) the site area per dwelling will be 436.5m².

10.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

| |
|--|
| <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. |
| <p>Consistent The proposal complies with the acceptable solution.</p> |
| <p>A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. |
| <p>Complies The proposed dwelling is located behind the existing dwelling on the site.</p> |
| <p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. |
| <p>Complies The proposed dwelling will have a double carport at the rear of the dwelling.</p> |
| <p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). |

Complies

The roof line on the southern side of the proposed dwelling breached the prescribed building envelope and relied upon performance criteria. Following consideration of the representations, the applicant has proposed an amended roof line on the proposed dwelling to comply with the prescribed building envelope. A condition requiring amended plans to show the proposed dwelling contained within the building envelope is recommended. The proposed amended plans are included within the attachments.

10.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

Consistent

The proposal complies with the acceptable solution.

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

Complies

Site coverage is defined by the scheme as the portion of the site covered by buildings. With the proposed development, 292m² or 33% of the 893m² site will be covered by buildings.

Each dwelling has an area in excess of 60m² for private open space. The existing dwelling has a 49m² deck leading to a 4m x 11m lawn area, whilst the proposed dwelling has a 4m x 17m area of lawn along the rear boundary.

A2 A dwelling must have private open space that:

- (a) is in one location and is not less than:
 - (i) 24m²; or
 - (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (b) has a minimum horizontal dimension of not less than:
 - (i) 4m; or
 - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and
- (d) has a gradient not steeper than 1 in 10; and
- (e) is not used for vehicle access or parking.

Complies

Each dwelling has an area of private open space that is greater than 24m², has a minimum horizontal dimension of not less than 4m, is not located in the frontage, is not steeper than 1 in 10 and is not used for parking. Each of the areas described in A1 meet these minimum standards.

10.4.4 Sunlight to private open space of multiple dwellings

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| Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site. |
| Consistent The proposal satisfies the performance criteria. |
| A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9am and 3pm on 21 June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. |
| Relies on Performance Criteria The proposed dwelling is sited to the north east of the private open space of the existing dwelling and less than 50% of that area will receive three hours of sunlight between 9am and 3pm on 21 June. |
| P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme. |
| Complies Whilst the acceptable solution is set at 50% of the private open space receiving three hours of sunlight, the performance criteria seeks only to ensure that there is not an unreasonable loss of amenity. With regard to this it is noted that there is an existing 49m ² covered deck attached to the rear of the existing dwelling and generally abutting the driveway. This deck clearly provides a sheltered area of open space to be used as an extension of the dwelling for outdoor dining and recreation. The proposed dwelling has no impact on the sunlight to this area, likely to be the most frequently used area in the winter months, after midday. Additionally, the shadow drawings provided by the applicant show areas both behind and in front of the house that receive more than three hours of sunlight on 21 June. The applicant asserts that if 24m ² is the minimum acceptable area of private open space, then it should only be necessary to show 12m ² of open space with three hours of sunlight on 21 June to satisfy the acceptable solution. Whilst this proposition has yet to be tested, the plans demonstrate such an area is available, along with additional areas in excess of 24m ² in the frontage that also receive not less than three hours of sunlight on 21 June. Having regard to the above, it is considered that overshadowing will not cause an unreasonable loss of amenity to the existing dwelling on the site and that the performance criteria are met. |

10.4.6 Privacy for all dwellings

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| Objective: To provide reasonable opportunity for privacy for dwellings. |
| Consistent |

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| The proposal complies with the acceptable solution. |
| A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level. |
| Complies The existing window in the living room of the existing dwelling is to be removed and the wall made good to ensure that there is not a window within 2.5m of the shared driveway. |

10.4.8 Waste storage for multiple dwellings

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| Objective: To provide for the storage of waste and recycling bins for multiple dwellings. |
| Consistent The proposal complies with the acceptable solution. |
| A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. |
| Complies The site plan demonstrates storage of waste bins at the rear of each dwelling. |

10.4.9 Site facilities for multiple dwellings

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| Objective: To provide adequate site and storage facilities for multiple dwellings. |
| Consistent The proposal complies with the acceptable solution. |
| A1 Each multiple dwelling must have access to 6m ³ of secure storage space not located between the primary frontage and the facade of a dwelling. |
| Complies Storage sheds are shown on the site plan. |
| A2 Mailboxes must be provided at the frontage. |
| Complies Mail-boxes are shown on the site plan at the frontage of the site. |

10.4.10 Common property for multiple dwellings

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| Objective: To ensure that common areas are easily identified. |
| Consistent The proposal complies with the acceptable solution. |
| A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; |

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|---|
| <ul style="list-style-type: none"> (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins. |
| <p>Complies The site plan clearly shows these features, noting that visitor parking is not proposed on the site and discretion is relied upon in consideration under the provisions of the Parking and Sustainable Transport code.</p> |

10.4.11 Outbuildings, swimming pools and fences

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| <p>Objective: To ensure that:</p> <ul style="list-style-type: none"> (a) outbuildings, swimming pools and fences: <ul style="list-style-type: none"> (i) do not detract from the character of the surrounding area; and (ii) are appropriate to the site and respect the amenity of neighbouring lots; (b) dwellings remain the dominant built form. |
| <p>Consistent The proposal complies with the acceptable solution.</p> |
| <p>A1.1 The combined gross floor area of outbuildings must be no greater than 45m²; and A1.2 Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.</p> |
| <p>Complies The only outbuildings proposed are the two small storage sheds, one for each dwelling and each with a floor area of less than 4m².</p> |

10.4.13 Location of car parking

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| <p>Objective: To:</p> <ul style="list-style-type: none"> (a) provide convenient car parking for residents and visitors; (b) protect residents from vehicular noise within sites; and (c) minimise visual impact on the streetscape. |
| <p>Consistent The proposal satisfies the applicable acceptable solution and performance criteria.</p> |
| <p>A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.</p> |
| <p>Complies The window adjacent to the shared driveway is to be removed.</p> |
| <p>A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage. A2.2 Turning areas for vehicles must not be located within the primary front setback.</p> |
| <p>Relies on Performance Criteria Parking, other than tandem, for the existing dwelling is to be located in the primary front setback and relies upon performance criteria.</p> |
| <p>P2 The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact of the car parking location viewed from the road; (b) access for users of the site; (c) pedestrian and vehicular traffic safety; (d) the nature and characteristics of the street; (e) the need for the location; (f) any landscaping of the car parking or turning area location; and (g) construction methods and pavement types. |

Complies

- (a) The proposed location of two car parking spaces between the front of the existing dwelling and the existing 1.8m high front fence will have little visual impact from the road. The site is generally level and vehicles travelling north-west to Punchbowl Road will gain only a general impression of cars parked behind the fence and proposed landscaping. When travelling south-east the view through the driveway is limited by the new dwelling on the adjoining site and the existing fence.
- (b) The existing crossover and driveway is to be widened by 1.8m to provide improved and safe access.
- (c) The site is level, the driveway and crossover widened by 1.8m and there are no visual obstructions for drivers or pedestrians. Morshead Street has a speed limit of 50kph and vehicle movements into and out of the site will be slow and in a forwards direction.
- (d) Morshead Street is an 8m wide residential street in a 15m wide road reserve. It has a fall of 3m, at a gradient of around 5%, from Punchbowl Road before rising towards Blamey Road. The road is straight with an unobstructed view along its 300m length, terminating adjacent to the 11th hole at the Launceston Golf Club.
- (e) There is an existing sewer main running across the subject site, approximately 11m in from the rear boundary, and limiting the practicable location of the proposed dwelling. As such, it became necessary to locate parking for the existing dwelling in the frontage.
- (f) The parking area is sheltered by the existing 1.8m high picket style fence and landscaping is proposed behind the fence to provide additional screening.
- (g) The driveway is proposed to be constructed and sealed in asphalt.

Having regard to the above and the advice of the Council's infrastructure officers, the location of the parking and turning areas are considered to be safe, convenient and to minimise the visual impact on the streetscape. The performance criteria are met.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

Consistent

The proposal is consistent with the purpose of the code to protect the safety and efficiency of the road network.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The proposal complies with the acceptable solution.

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

Complies

Morshead Street has a speed limit of 50kph. The proposed development of an additional dwelling at the rear of the existing dwelling is expected, based on industry averages, to generate an additional 8-10 vehicle movements per day.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

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| <p>Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.</p> |
| <p>Consistent The proposal complies with the acceptable solution.</p> |
| <p>A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p> |
| <p>Complies The existing access will be widened and will provide both entry and exit.</p> |

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

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| <p>Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p> |
| <p>Consistent The proposal satisfies the performance criteria.</p> |
| <p>A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p> |
| <p>Relies on Performance Criteria Notwithstanding that this is an existing access to 1 Morshead Street, Table E4.6.4 prescribes an 80m safe intersection sight distance. The existing access has such a sight distance towards the north-east, however to the south-west, Morshead Street ends in a T-junction with Punchbowl Road at a distance of 40m. Performance criteria are relied upon.</p> |
| <p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.</p> |
| <p>Complies (a) The use of the site will generate residential traffic. With two dwellings, it is expected that the site will have an average of 16-20 vehicle movements per day. (b) Morshead Street links with Blamey Road to form an effective crescent. It is a local residential road. (c) There are no alternative access points for the subject site. (d) This is an existing access, serving the existing dwelling and is logically needed to service the proposed dwelling. (e) The proposal is for the development of one additional dwelling and a Traffic Impact Statement was not required. (f) Sight distance is limited by the proximity of Punchbowl Road.</p> |

- (g) Council is the road authority and its infrastructure officers have raised no concerns with the access.

Having regard to the above, it is considered that the existing sight distance to the access is adequate to ensure the safe movement of vehicles and that the performance criteria are met.

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

Parking, access and manoeuvring areas are provided to meet the reasonable needs of the residents and are consistent with the purpose of the code.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

Consistent

The proposal satisfies the performance criteria.

A1 The number of car parking spaces must:

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

Relies on Performance Criteria

The Table seeks the provision of two car parking spaces per dwelling and one visitor car parking space. Whilst the proposal includes two car parking spaces per dwelling, it is unable to provide a visitor car parking space on-site and relies upon the performance criteria.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
- (b) the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time; or
 - (ii) efficiencies gained by consolidation of car parking spaces;
- (c) the availability and frequency of public transport within reasonable walking distance of the site;

- (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
 - (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
 - (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
 - (g) the effect on streetscape; and
 - (h) the recommendations of any traffic impact assessment prepared for the proposal; or
- P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:
- (a) the intensity of the use and car parking required;
 - (b) the size of the dwelling and the number of bedrooms; and
 - (c) the pattern of parking in the locality; or
- P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

Complies

- (a) the proposal is for a second dwelling and parking for each dwelling is provided on-site. The demand for visitor parking is expected to be intermittent and realistically, visitors to the new dwelling are likely to park in the driveway adjacent to the dwelling and only visitors to the existing dwelling are likely to rely on on-street parking.
- (b) both the existing and proposed dwellings present as having three bedrooms and would normally be expected to have only two car parking spaces to meet the reasonable needs of the occupants.
- (c) Morshead Street is similar to most residential streets, where whilst most vehicles are parked off the street, there are usually some vehicles parked on the street. As such, the inclusion of occasional visitor parking on the street outside 1 Morshead Street is unlikely to make a noticeable difference, nor is it likely to be difficult to find space for such visitor parking.

Having regard to the above, it is considered that adequate parking is provided to meet the reasonable needs of the use and the performance criteria are met.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

Consistent

The proposal complies with the acceptable solution.

A1 All parking, access ways, manoeuvring and circulation spaces must:

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and
- (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.

Complies

All parking, access and manoeuvring areas have a gradient of less than 10% and are formed, paved and drained to the public stormwater system.

E6.6.2 Design and layout of parking areas

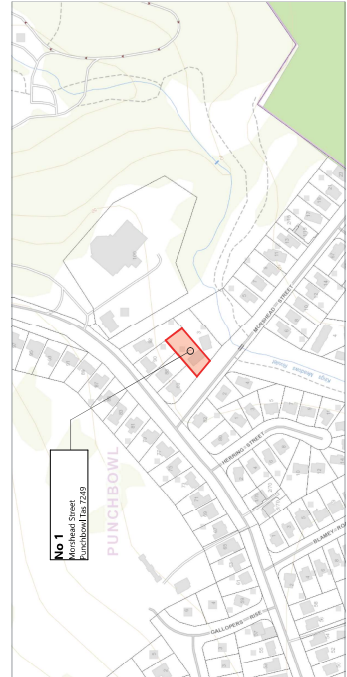
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|---|
| <p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p> |
| <p>Consistent The proposal complies with the acceptable solution.</p> |
| <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none">(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;(c) have parking space dimensions in accordance with the requirements in Table E6.3;(d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and(e) have a vertical clearance of not less than 2.1m above the parking surface level. <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p> |
| <p>Complies The parking, access and manoeuvring areas are designed in accordance with the requirements of the tables and all vehicles are able to enter and leave in a forward direction.</p> |



Unit Development 1 Morshead Street, Punchbowl

Drawing Schedule

| | |
|-------|-----------------------------|
| SK000 | Cover Page |
| SK001 | Site Demolition Plan |
| SK002 | Site Plan |
| SK003 | Site Civil Plan |
| SK004 | P.O.S & Carparking Plan |
| SK005 | Private Open Space Sunlight |
| SK006 | Shadow Diagram |
| SK100 | Proposed Floor Plan |
| SK200 | Elevations |
| SK201 | Elevations |



Project details

| | |
|--------------------------|-------------------------|
| Council | Launceston City Council |
| Planning Overlay | General Residential |
| PID | 6880715 |
| Title Folio | 5 |
| Lot | 63576 |
| Climate Zone | 7 |
| Design Wind Speed | - |
| Soil Class | n/a |
| BAL Rating | - |
| Energy Rating | No |
| Conservative Environment | - |
| Other | - |

Area Schedule

| Name | Area m ² |
|--------------------------------|------------------------|
| Site Area | 872m ² |
| Ex. Dwelling Floor Area | 98m ² |
| Ex. Dwelling Covered Deck Area | 12.63m ² |
| Proposed Dwelling Floor Area | 14.50m ² |
| Proposed Covered Deck Area | 44.1m ² |
| Storage Sheds x2 | 4m ² (each) |
| Total Built Area: | 291.8m ² |
| Permeable Area | 360.57m ² |
| Impervious Surfaces Area | 511.43m ² |

Revisions

| Rev | Description | Date | Int | App |
|-----|---------------------|------------|-----|-----|
| 001 | ISSUED FOR APPROVAL | 11/05/2022 | PL | PL |



A | 105 Bevan St | West Launceston TAS 7250
P | 081 420 4200
M | 0401 084 843
Licence No. | 187817296

Project Name

Unit Development

Project No. 21020

Project Address 1 Morshead Street, Punchbowl

Client A Ashes, M & T Trull

Drawn P Ludbey

Approved P Ludbey

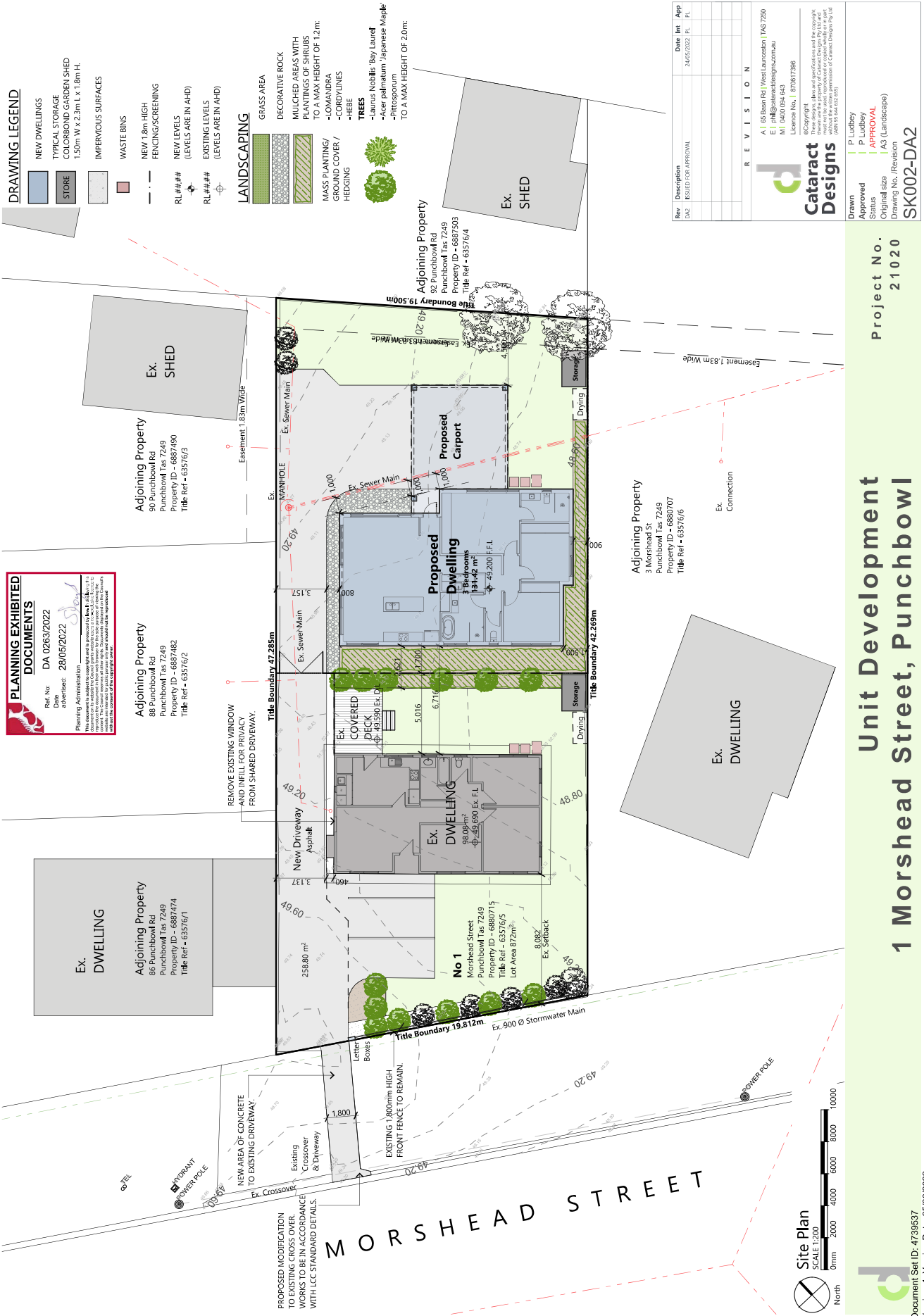
Status APPROVAL

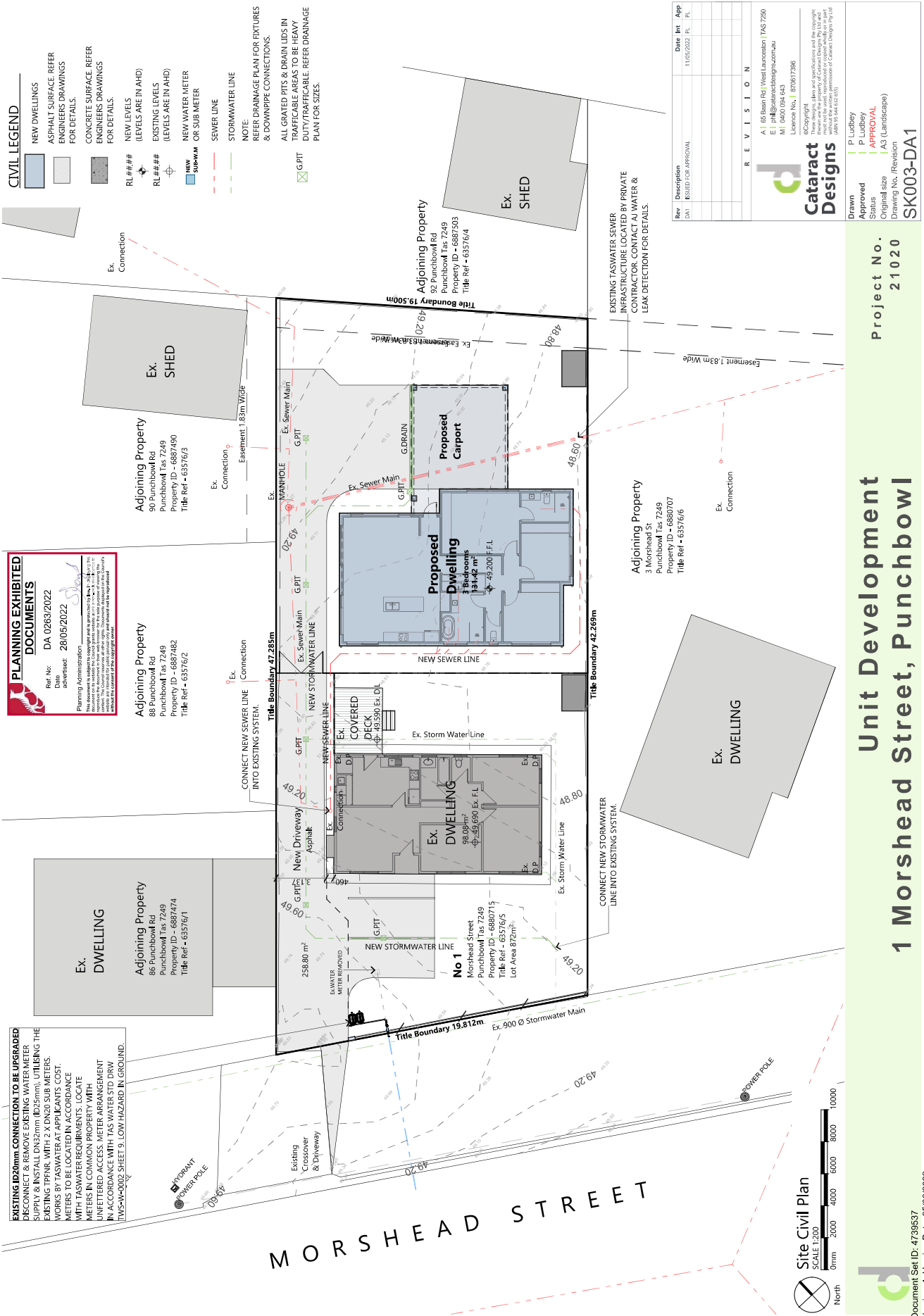
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Drawing No., Revision

SK000-DA1







PLANNING EXHIBITED DOCUMENTS
 Ref No: DA 0263/2022
 Date advertised: 28/05/2022
 Planning Administration
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EXISTING 1020mm CONNECTION TO BE UPGRADED
 DISCONNECT & REMOVE EXISTING WATER METER FROM PROPERTY. UNBLOCKING THE EXISTING TRUNK WITH 2 VONGS SLIP TRENCHES. WORKS BY TWS WATER AT APPLICANTS COST. METERS TO BE LOCATED IN ACCORDANCE WITH TWS WATER REQUIREMENTS. LOCATE METERS IN COMMON PROPERTY WITH UNHINDERED ACCESS. METER ARRANGEMENT IN ACCORDANCE WITH TWS WATER STD DRW TWS-WA-0002 SHEET 9. LOW HAZARD IN GROUND.

- CIVIL LEGEND**
- NEW DWELLINGS
 - ASPHALT SURFACE. REFER ENGINEERS DRAWINGS FOR DETAILS.
 - CONCRETE SURFACE. REFER ENGINEERS DRAWINGS FOR DETAILS.
 - NEW LEVELS (LEVELS ARE IN AHD)
 - EXISTING LEVELS (LEVELS ARE IN AHD)
 - NEW WATER METER OR SUB METER
 - SEWER LINE
 - STORMWATER LINE
- NOTE:**
 REFER DRAINAGE PLAN FOR FIXTURES & DOWNPIPE CONNECTIONS.
 ALL GRATED PITS & DRAIN LIDS IN TRAFFICABLE AREAS TO BE HEAVY DUTY/TRAFFICABLE. REFER DRAINAGE PLAN FOR SIZES.

| Rev | Description | Date | Int. | App. |
|-----|---------------------|------------|------|------|
| DA1 | ISSUED FOR APPROVAL | 11/05/2022 | PL | |

REVISION

A | 65 Bevan Rd | West Launceston | TAS 7250
 E | p.luby@cataractdesigns.com.au
 M | 0400 094 463
 License No. | 877087296

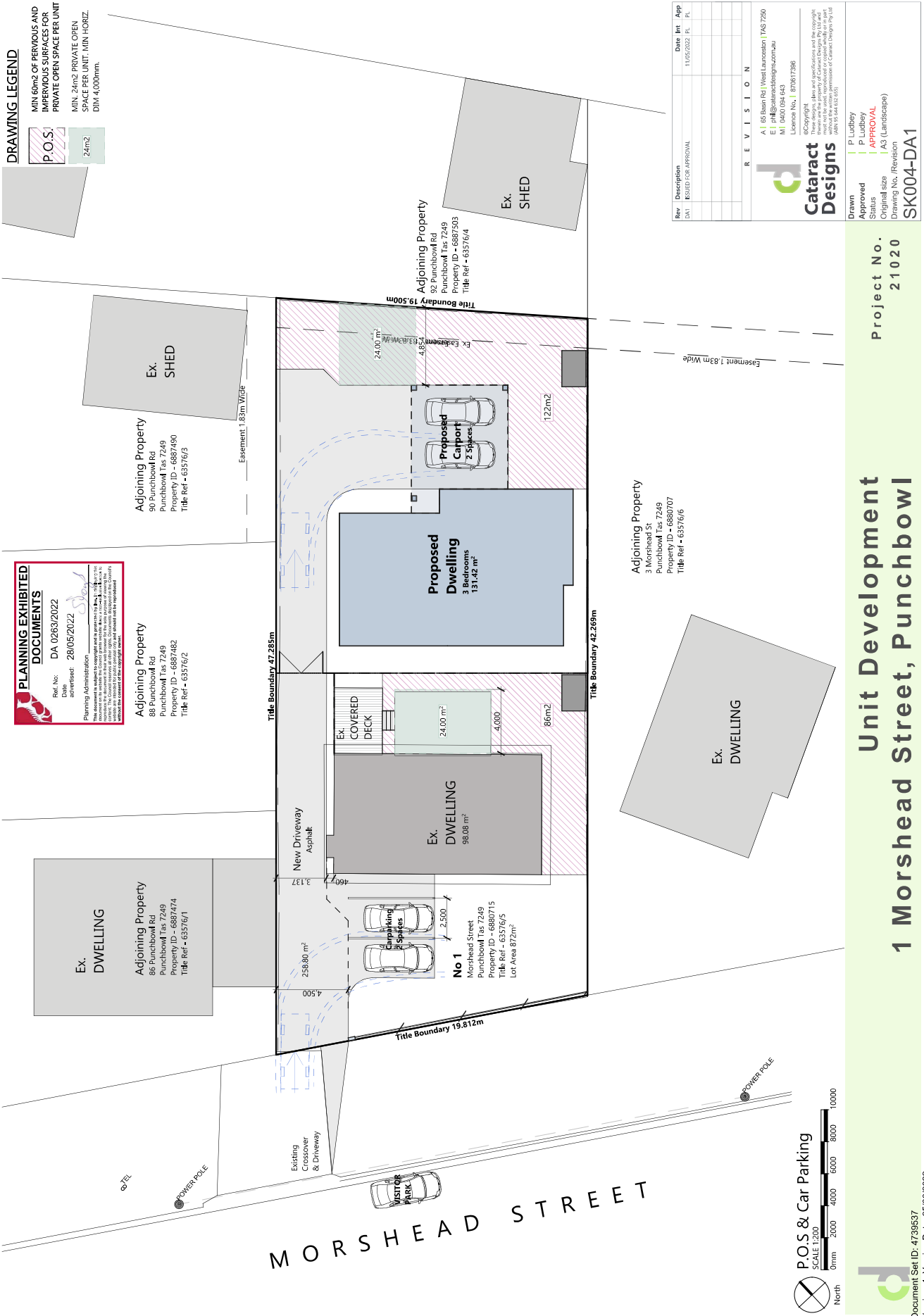
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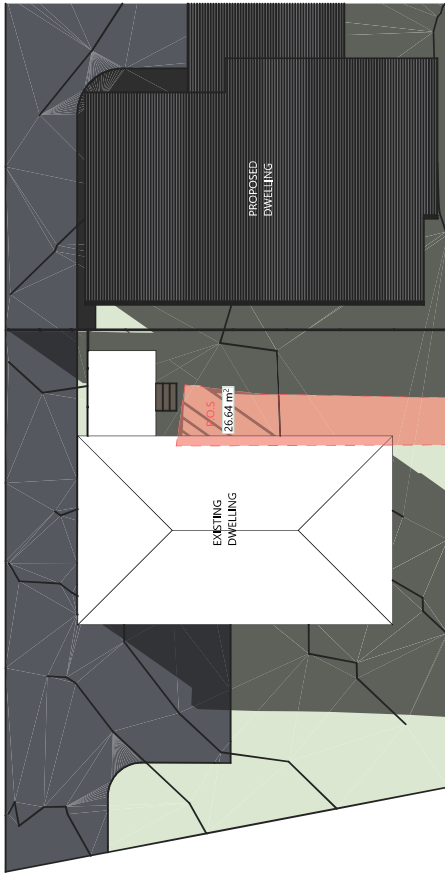
Drawn: P Luby
 Approved: P Luby
 Status: APPROVAL
 Original size: A3 (Landscape)
 Drawing No./Revision: SK003-DA1

Unit Development
1 Morshead Street, Punchbowl

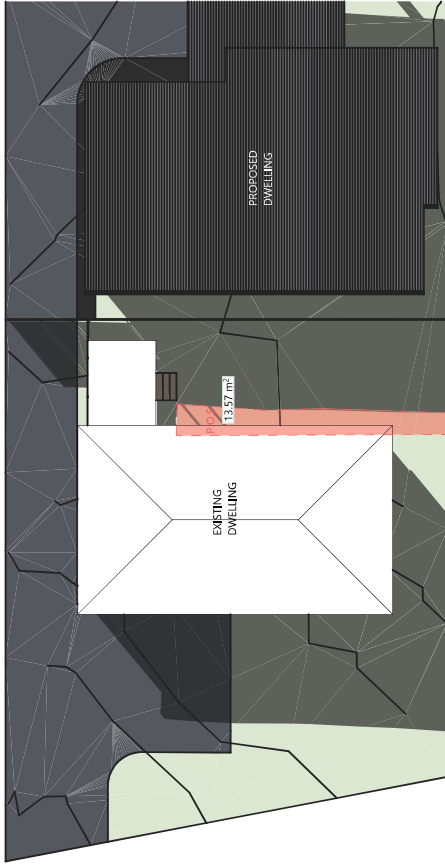
Project No. 21020

Document Set ID: 4739537
 Version: 1, Version Date: 25/06/2022

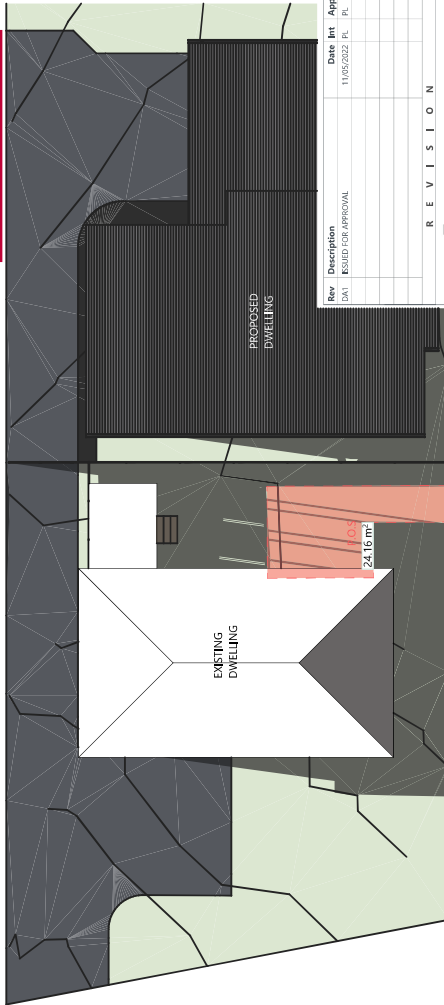




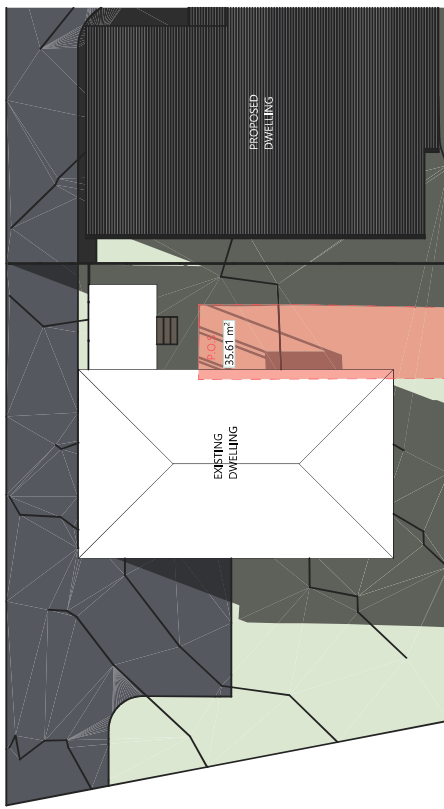
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SCALE 1:200
0mm 2000 4000 6000 8000 10000
North



12:00pm Sunlight 21 June
SCALE 1:200
0mm 2000 4000 6000 8000 10000
North



3:00pm Sunlight 21 June
SCALE 1:200
0mm 2000 4000 6000 8000 10000
North



2:00pm Sunlight 21 June
SCALE 1:200
0mm 2000 4000 6000 8000 10000
North

PLANNING EXHIBITED DOCUMENTS
Ref No: DA 0263/2022
Date: 28/06/2022
Submitted: 28/06/2022
Planning Administration: *[Signature]*
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| Rev | Description | Date Int. | App |
|-----|---------------------|------------|-----|
| DA1 | ISSUED FOR APPROVAL | 11/05/2022 | PL |

REVISION

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M | 0400 094 463
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Drawn: P. Lubyey
Approved: P. Lubyey
Status: APPROVAL
Original size: A3 (Landscape)
Drawing No./Revision: SK005-DA1

Unit Development
1 Morshead Street, Punchbowl

Project No. 21020

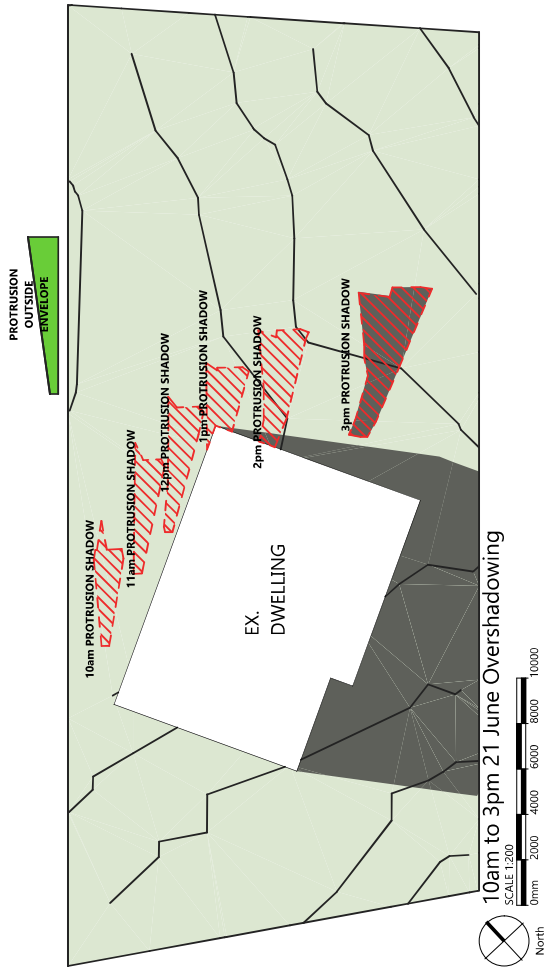
Document Set ID: 4739537
Version: 1, Version Date: 25/06/2022

PLANNING EXHIBITED DOCUMENTS

Ref No: DA 0263/2022
Date advertised: 28/05/2022

Planning Administration

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Project No. 21020

**Unit Development
1 Morshead Street, Punchbowl**

| Rev | Description | Date | Int | App |
|-----|---------------------|------------|-----|-----|
| DA1 | ISSUED FOR APPROVAL | 11/05/2022 | PL | PL |

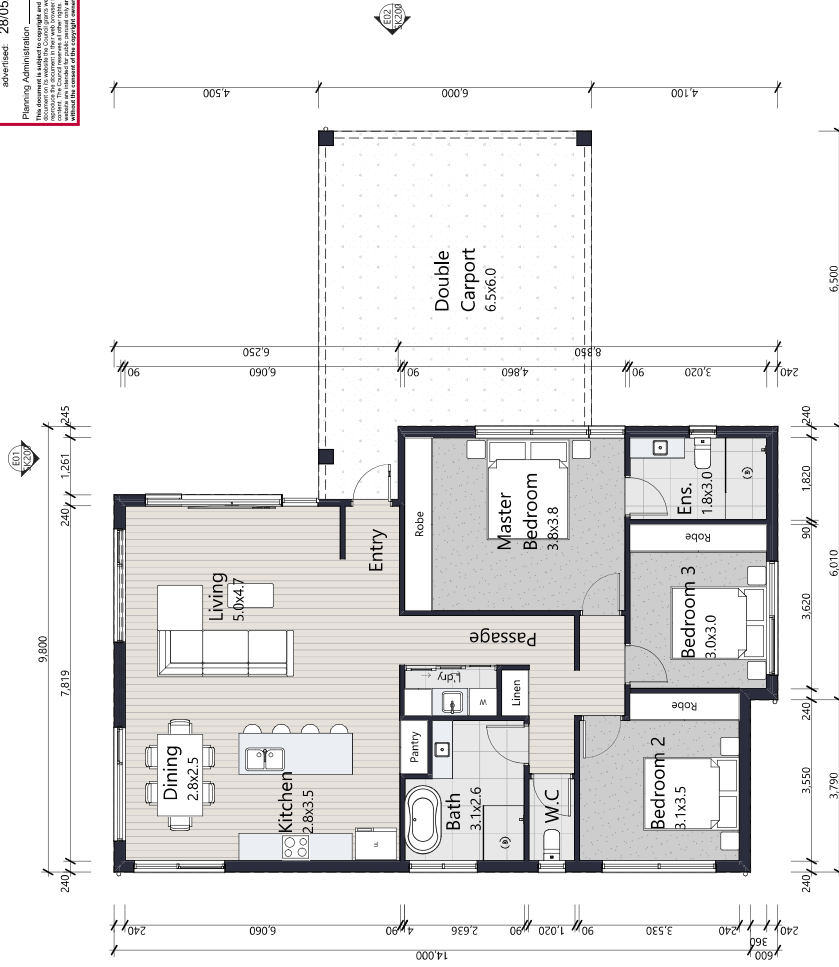
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Approved: P Lubyey
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Drawing No./Revision: SK006-DA1

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 Date advertised: 28/05/2022
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Proposed Floor Plan
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000

| Rev | Description | Date | Int | App |
|-----|---------------------|------------|-----|-----|
| DA1 | ISSUED FOR APPROVAL | 11/05/2022 | PL | PL |

REVISION

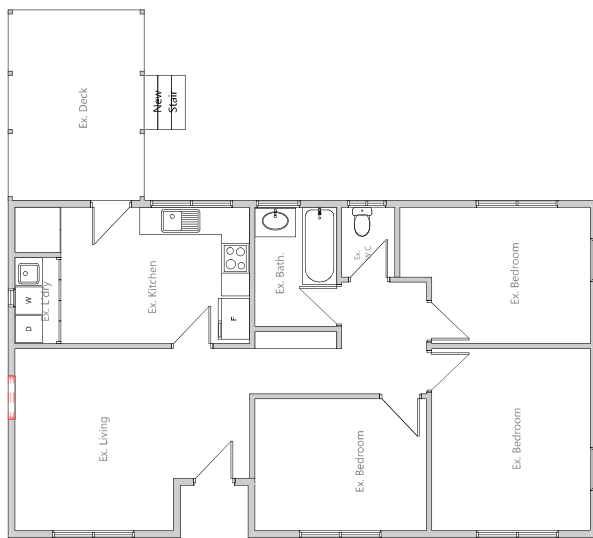
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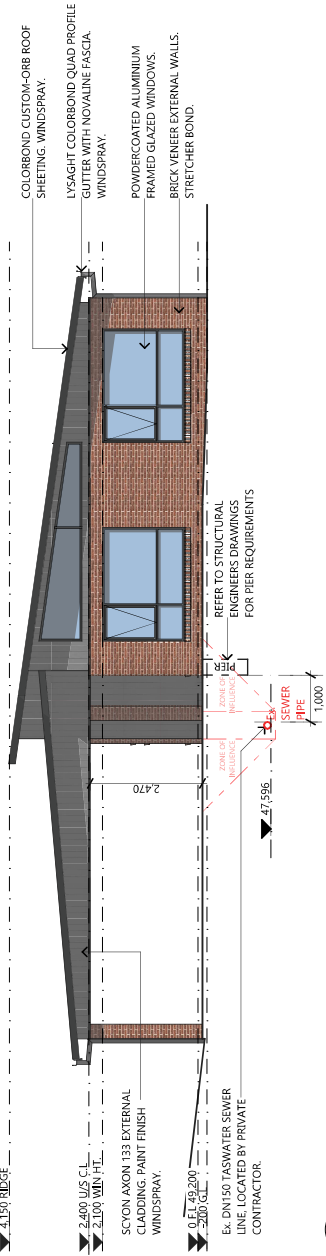
Drawn: P Luby
 Approved: P Luby
 Status: APPROVAL
 Original size: A3 (Landscape)
 Drawing No./Revision: SK100-DA1

Unit Development
1 Morshead Street, Punchbowl
 Project No. 21020

Document Set ID: 4739537
 Version: 1, Version Date: 25/06/2022



Existing Dwelling
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000



E01
North Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E02
North Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

Unit Development
1 Morshead Street, Punchbowl

Project No.
21020

SK200-DA1

| Rev | Description | Date | Int | App |
|-----|---------------------|------------|-----|-----|
| DA1 | ISSUED FOR APPROVAL | 11/05/2022 | PL | PL |

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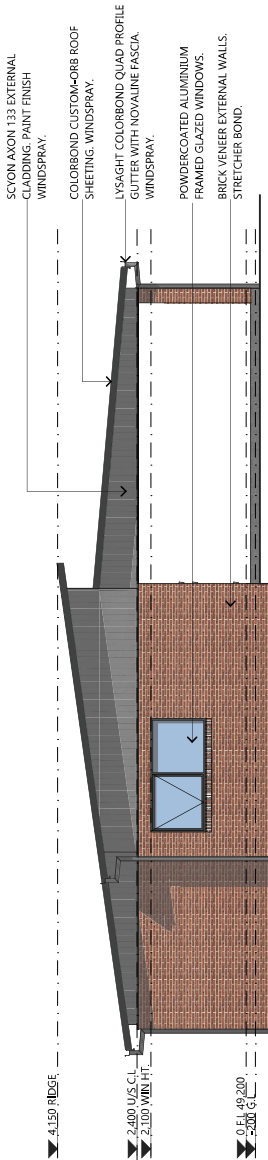
Drawn: P. Lubyey
Approved: P. Lubyey
Status: APPROVAL
Original size: A3 (Landscape)
Drawing No./Revision: SK200-DA1

PLANNING EXHIBITED DOCUMENTS

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Date advertised: 28/05/2022

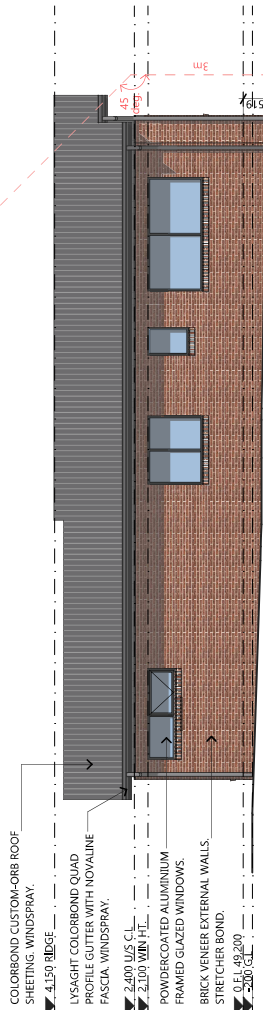
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City of Launceston

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E03
SK100
South Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

8.5m Planning Envelope



E04
SK100
South Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

| Rev | Description | Date | Int. | App. |
|-----|---------------------|------------|------|------|
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Approved: P. Lubyoy
Status: APPROVAL
Original size: A3 (Landscape)
Drawing No./Revision: SK201-DA1

Unit Development
1 Morshead Street, Punchbowl

Project No. 21020

Document Set ID: 4739537
Version: 1, Version Date: 25/06/2022

| | |
|--|------------------------------|
| Project details | |
| Council | Launceston City Council |
| Planning Overlay | General Residential |
| PID | 6880715 |
| Title Folio | 5 |
| Lot/Block | 63576 |
| Climate Zone | 7 |
| Design Wind Speed | n/a |
| Soil Class | n/a |
| BAL Rating | n/a |
| Energy Rating | No |
| Conservative Environment | No |
| Other | |
| Area Schedule | |
| Name | Area m ² |
| Site Area | 872m ² |
| Ex. Dwelling Floor Area | 98m ² |
| Ex. Dwelling Covered Deck Area | 12.63m ² |
| Proposed Dwelling Floor Area | 1,150m ² |
| Proposed Covered Deck Area | 44.1m ² |
| Storage Sheds x2 | 4m ² (each) |
| Total Built Area: | 291.8m ² |
| Permeable Area | 360.57m ² |
| Impervious Surfaces Area | 511.43m ² |
| Rev. Description | Date Int. App. |
| DA2 - ISSUED FOR APPROVAL AMENDED ROOF LINE | 9/06/2022 PL |
| R E V I S I O N | |
|  | |
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| Project Name | |
| Unit Development | |
| Project No. | 21020 |
| Project Address | 1 Morshead Street, Punchbowl |
| Client | A. Ashes, M & T Trull |
| Drawn | PL, JO |
| Approved | P. Lurbey |
| Cover Page | |
| Status | APPROVAL |
| Original size | A3 (Landscape) |
| Drawing No., Revision | SK000-DA2 |



Unit Development 1 Morshead Street, Punchbowl

Drawing Schedule

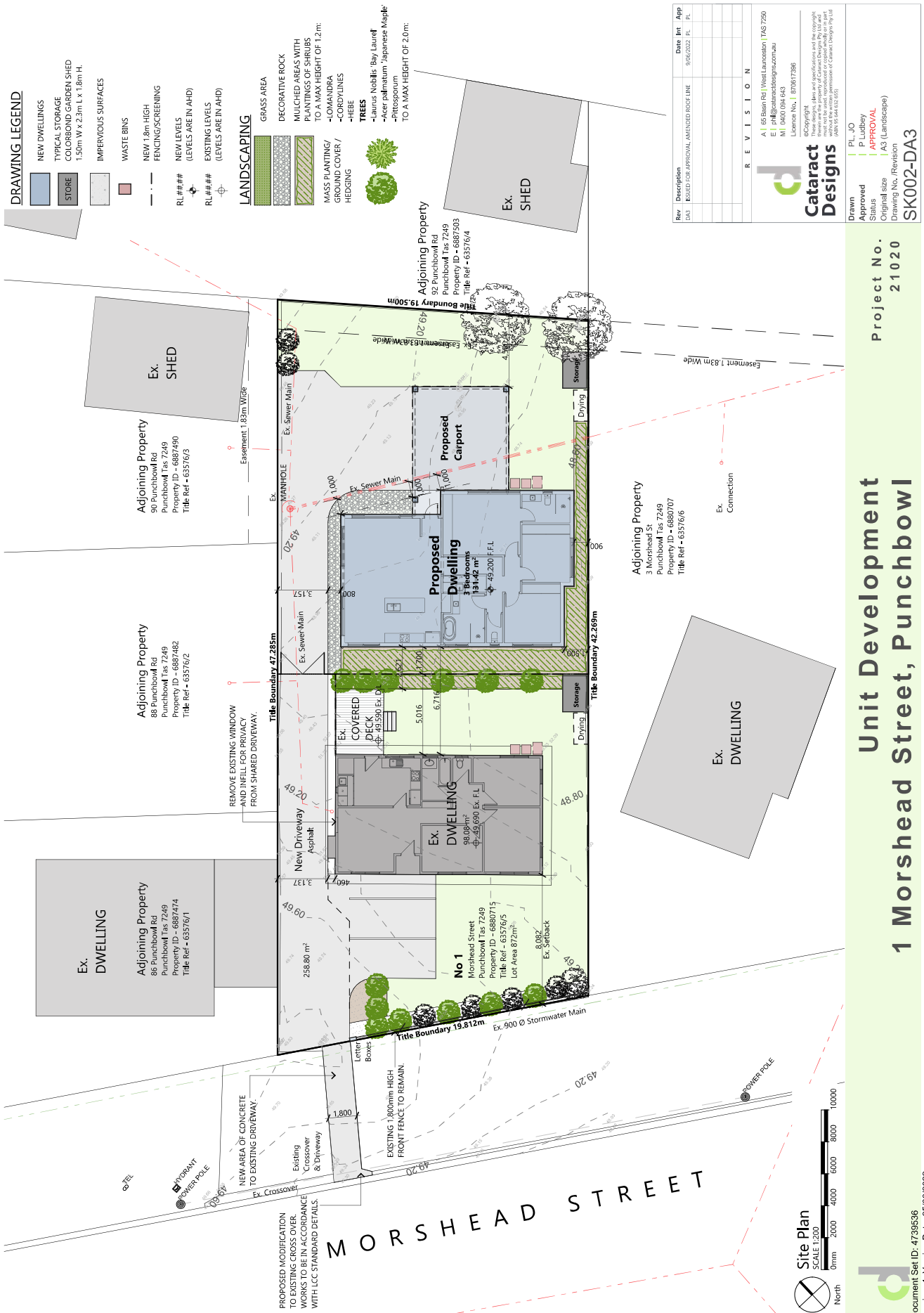
- SK000 Cover Page
- SK001 Site Demolition Plan
- SK002 Site Plan
- SK003 Site Civil Plan
- SK004 P.O.S & Carparking Plan
- SK005 Private Open Space Sunlight
- SK100 Proposed Floor Plan
- SK200 Elevations
- SK201 Elevations

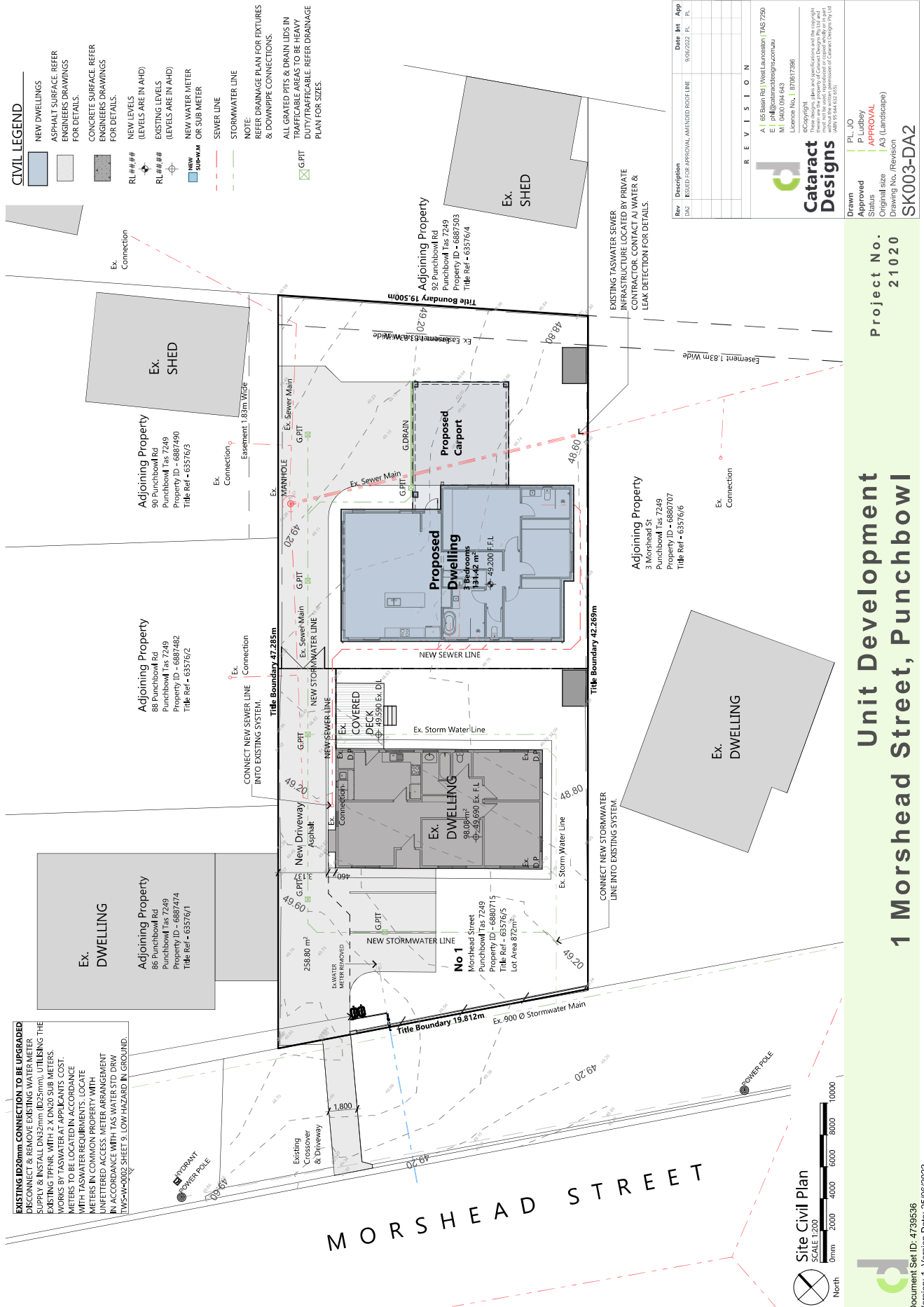


Project No. 21020

Document Set ID: 4739536
Version: 1, Version Date: 25/06/2022







EXISTING 1020mm CONNECTION TO BE UPGRADED
DISCONNECT & REMOVE EXISTING WATER METER FROM EXISTING TRENCH, INCLUDING THE EXISTING TRENCH WITH 2 VENDING SLIP METERS. WORKS BY TWS WATER AT APPLICANTS COST. METERS TO BE LOCATED IN ACCORDANCE WITH TWS WATER REQUIREMENTS. LOCATE METERS IN COMMON PROPERTY WITH UNFETTERED ACCESS. METER ARRANGEMENT IN ACCORDANCE WITH TWS WATER STD DRW TWS-WA-0002 SHEET 9. LOW HAZARD IN GROUND.

- CIVIL LEGEND**
- NEW DWELLINGS
 - ASPHALT SURFACE. REFER ENGINEERS DRAWINGS FOR DETAILS.
 - CONCRETE SURFACE. REFER ENGINEERS DRAWINGS FOR DETAILS.
 - NEW LEVELS (LEVELS ARE IN AHD)
 - EXISTING LEVELS (LEVELS ARE IN AHD)
 - NEW WATER METER OR SUB METER
 - SEWER LINE
 - STORMWATER LINE
- NOTE:**
REFER DRAINAGE PLAN FOR FIXTURES & DOWNPIPE CONNECTIONS.
ALL GRATED PITS & DRAIN LIDS IN TRAFFICABLE AREAS TO BE HEAVY DUTY/TRAFFICABLE. REFER DRAINAGE PLAN FOR SIZES.

| Rev | Description | Date | Int. | App. |
|-----|---------------------------------------|-----------|------|------|
| 01 | ISSUED FOR APPROVAL/AMENDED ROOT LINE | 9/06/2022 | PL | PL |

REVISION

Drawn: PL, JO
Approved: P, Libbey
Status: APPROVAL
Original size: A3 (Landscape)
Drawing No./Revision: SK003-DA2

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Unit Development
1 Morshead Street, Punchbowl

Project No. 21020

DRAWING LEGEND

MIN 60m² OF PERVIOUS AND IMPERVIOUS SURFACES FOR PRIVATE OPEN SPACE PER UNIT
MIN. 24m² PRIVATE OPEN SPACE PER UNIT. MIN. HORIZ. DIM 4,000mm.

P.O.S. 24m²

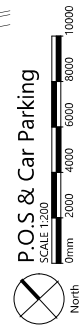
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|-----|---------------------------------------|-----------|------|------|
| 02 | ISSUED FOR APPROVAL/AMENDED ROOF LINE | 9/06/2022 | PL | PL |

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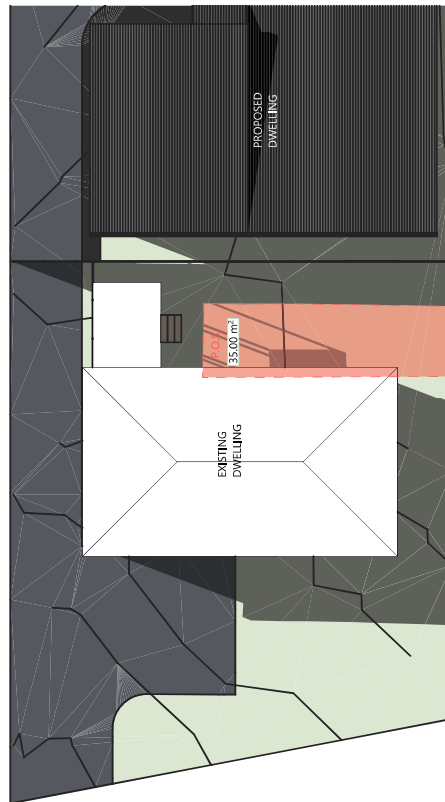
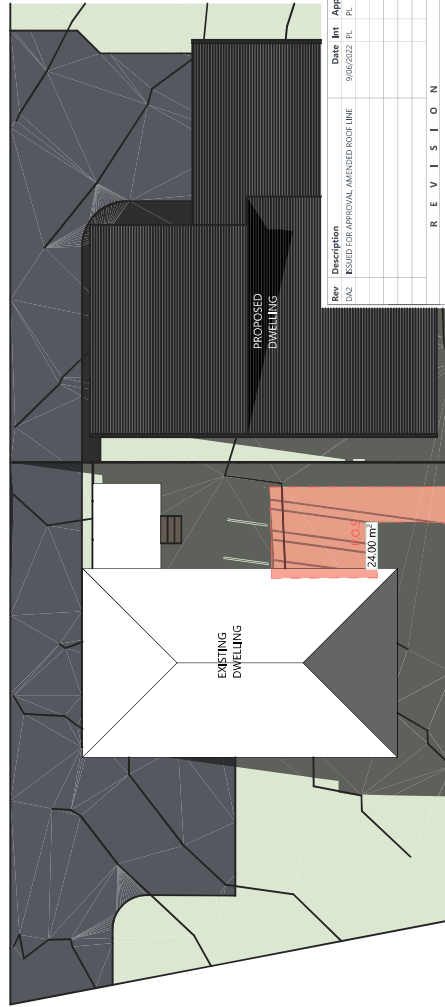
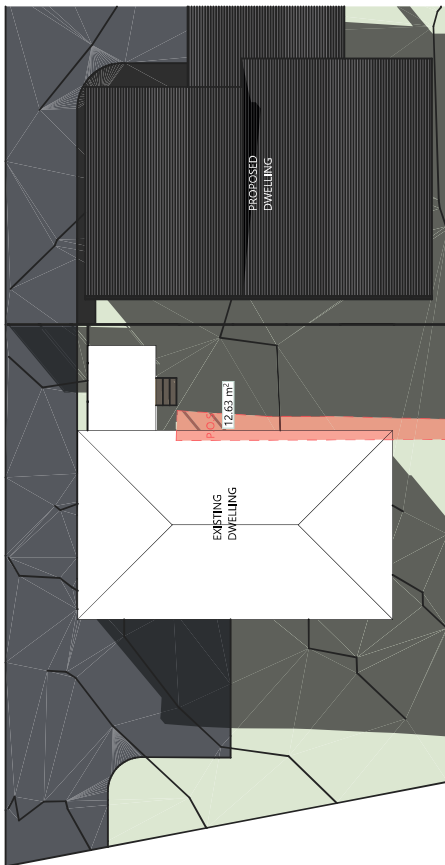
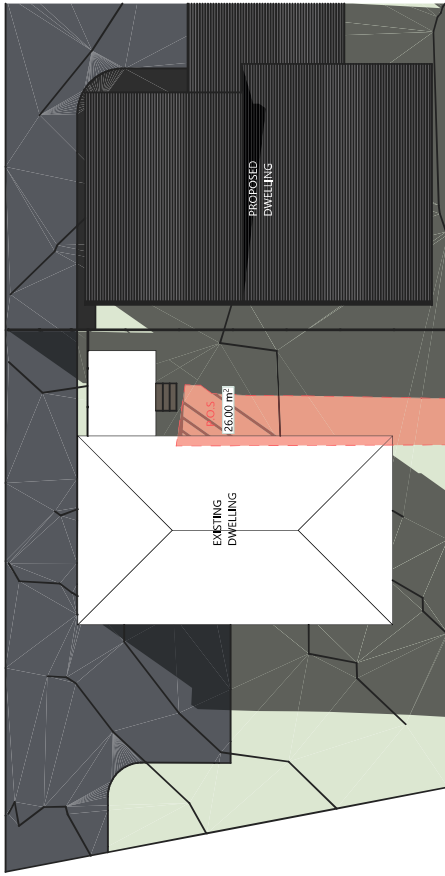
Drawn: PL, JO
 Approved: P, L, JLB
 Status: APPROVAL
 Original size: A3 (Landscape)
 Drawing No./Revision: SK004-DA2



Unit Development
1 Morshead Street, Punchbowl
 Project No. 21020



Document Set ID: 4739536
 Version: 1, Version Date: 25/06/2022



| Rev | Description | Date | Int. | App. |
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| 001 | ISSUED FOR APPROVAL AMENDED ROOF LINE | 5/06/2022 | PL | PL |

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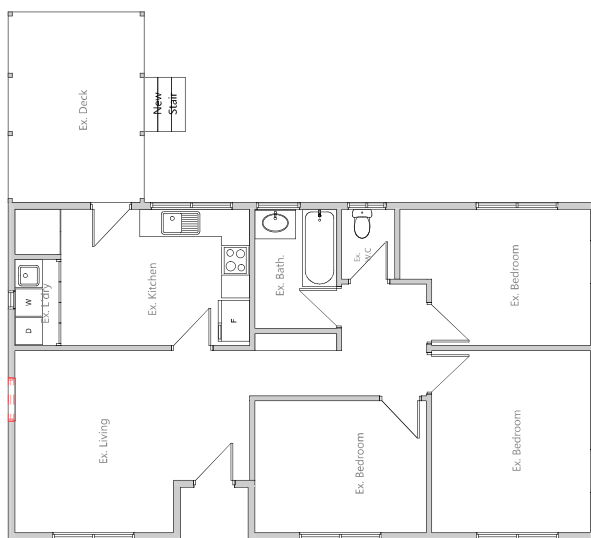
Unit Development
1 Morshead Street, Punchbowl

Project No.
21020

Document Set ID: 4739536
 Version: 1, Version Date: 25/06/2022



Proposed Floor Plan
SCALE 1:100
0mm 1000 2000 3000 4000 5000



Existing Dwelling
SCALE 1:100
0mm 1000 2000 3000 4000 5000

| Rev | Description | Date | Int. | App. |
|-----|---------------------------------------|-----------|------|------|
| DA2 | ISSUED FOR APPROVAL AMENDED ROOF LINE | 9/06/2022 | PL | PL |

| | |
|----------------------|----------------|
| R E V I S I O N | |
| Drawn | PL, JO |
| Approved | P. Luby |
| Status | APPROVAL |
| Original size | A3 (Landscape) |
| Drawing No./Revision | SK100-DA2 |

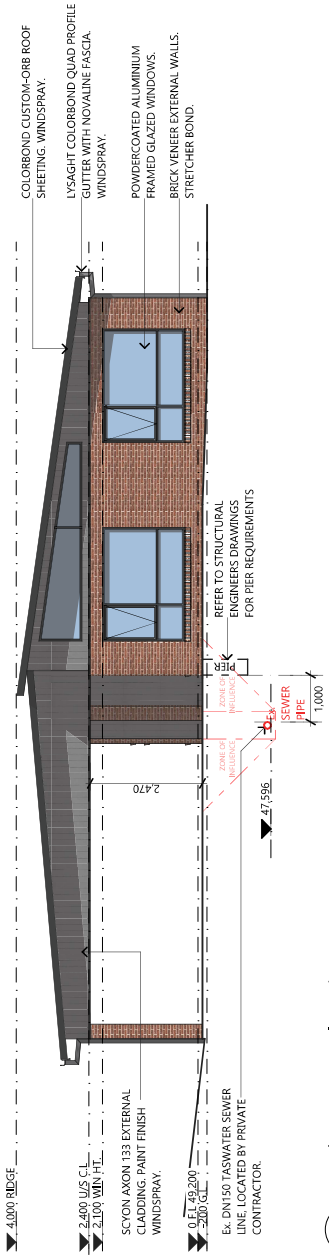
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Unit Development
1 Morshead Street, Punchbowl

Project No. 21020



E01
North Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000
SK100



E02
North Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000
SK100

| Rev | Description | Date | Int. | App. |
|-----|---------------------------------------|-----------|------|------|
| DA2 | ISSUED FOR APPROVAL AMENDED ROOF LINE | 9/06/2022 | PL | PL |

| | |
|----------------------|----------------|
| R E V I S I O N | |
| Drawn | PL, JO |
| Approved | P. Luby |
| Status | APPROVAL |
| Original size | A3 (Landscape) |
| Drawing No./Revision | SK200-DA2 |

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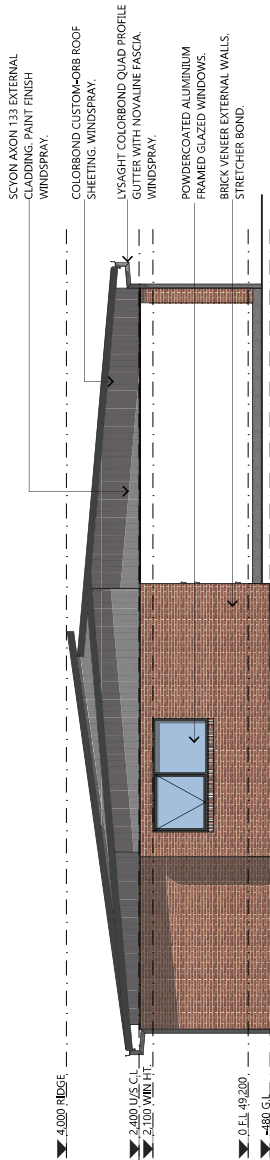
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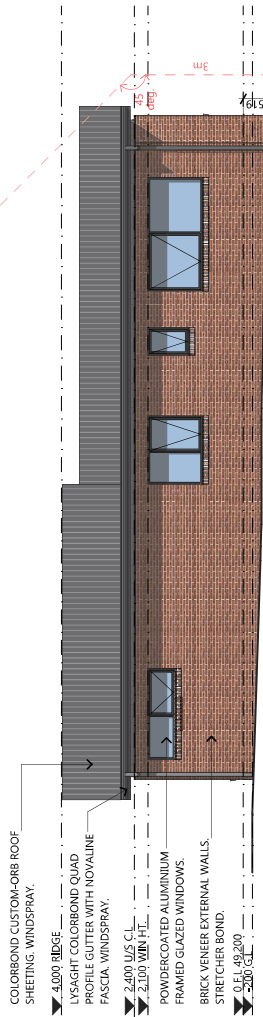
Project No.
21020

Document Set ID: 4739536
Version: 1, Version Date: 25/06/2022



E03
SK1106
South Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

8.5m Planning Envelope



E04
SK1106
South Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

| Rev | Description | Date | Int. | App. |
|-----|---------------------------------------|-----------|------|------|
| DA2 | ISSUED FOR APPROVAL AMENDED ROOF LINE | 9/06/2022 | PL | PL |

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 Status: APPROVAL
 Original size: A3 (Landscape)
 Drawing No./Revision: SK201-DA2

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Unit Development
1 Morshead Street, Punchbowl

Project No.
21020

Document Set ID: 4739536
Version: 1, Version Date: 25/06/2022



Submission to Planning Authority Notice

| | | | |
|---|---|----------------------------|----------------------|
| Council Planning Permit No. | DA0263/2022 | Council notice date | 19/05/2022 |
| TasWater details | | | |
| TasWater Reference No. | TWDA 2022/00756-LCC | Date of response | 25/05/2022 |
| TasWater Contact | Robert Stapleton | Phone No. | 0417279866 |
| Response issued to | | | |
| Council name | CITY OF LAUNCESTON | | |
| Contact details | PlanningAdmin@launceston.tas.gov.au | | |
| Development details | | | |
| Address | 1 MORSHEAD ST, PUNCHBOWL | Property ID (PID) | 6880715 |
| Description of development | Demolition of existing outbuildings and construction of an additional dwelling. | | |
| Schedule of drawings/documents | | | |
| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
| Cataract Designs | "Site Plan" / Proj: 21020 - Dwg: SK002 | DA1 | 11/05/2022 |
| Cataract Designs | "Site Civil Plan" / Proj: 21020 - Dwg: SK003 | DA1 | 11/05/2022 |
| Conditions | | | |
| SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL | | | |
| Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application: | | | |
| CONNECTIONS, METERING & BACKFLOW | | | |
| <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. | | | |
| 56W CONSENT | | | |
| <ol style="list-style-type: none"> 4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built over or within two metres of TasWater infrastructure. | | | |
| DEVELOPMENT ASSESSMENT FEES | | | |
| <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. | | | |



| Advice | | | |
|---|------------------------------|-------|-----------------------------|
| General | | | |
| For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards | | | |
| For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form | | | |
| Service Locations | | | |
| Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. | | | |
| (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater | | | |
| (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies | | | |
| (c) TasWater will locate residential water stop taps free of charge | | | |
| (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. | | | |
| 56W Consent | | | |
| The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater’s infrastructure, and to TasWater’s satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater’s pipes. These plans will need to also include a cross sectional view through the footings which clearly shows; | | | |
| (a) Existing pipe depth and proposed finished surface levels over the pipe; | | | |
| (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and; | | | |
| (c) A note on the plan indicating how the pipe location and depth were ascertained. | | | |
| (d) The location of the property service connection and sewer inspection opening (IO). | | | |
| Declaration | | | |
| The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice. | | | |
| TasWater Contact Details | | | |
| Phone | 13 6992 | Email | development@taswater.com.au |
| Mail | GPO Box 1393 Hobart TAS 7001 | Web | www.taswater.com.au |

From: "Scott Tanner" [REDACTED]
Sent: Tue, 7 Jun 2022 13:49:54 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Attn: Chief Executive Officer - re Notice of application for a Planning Permit DA0263/2022
Attachments: DA0263_2022_Representation_TANNER.pdf

You don't often get email from [REDACTED] [learn why this is important](#)

Hi,
Please find attached written representations in relation to the Notice of application for a Planning Permit: DA0263/2022.

Regards
Scott & Louisa Tanner

[REDACTED]

6 June 2022

Chief Executive Officer
Launceston City Council
E: contactus@launceston.tas.gov.au

Re: Written representations to the Chief Executive Officer of the Launceston City Council in relation to application for planning permit:

- DA0263/2022
 - 1 Morshead Street PUNCHBOWL
-

As the property [REDACTED] we wish to provide the Chief Executive Officer of the Launceston City Council the following concerns relating to the above mentioned application for planning permit:

1. SHADOW

Significant impact on 3 Morshead Street as a result of the proposed developments roof having a ***protrusion outside the general residential zone envelope creating shadow*** on neighboring property.

Refer Cataract Designs Drawing: SK006-DA1

- The presented shadow map identifies a significant impact upon 3 Morshead Street however the drawings are not sufficiently detailed to show the full extent the impact of the shadow on all areas and buildings of our property.
- The information that is provided on the shadow maps identifies:
 - a significant infringement on 3 Morshead Streets only proper outdoor amenity.
 - an impact on 3 Morshead Streets main internal shared living space of the dwelling (Lounge/Living room, Dining room and Kitchen)

Any introduction of shadow (reduction in natural light and warmth) to both the external and internal living amenities will have an ongoing negative impact upon any occupants of 3 Morshead Street:

- Physical and mental health.
- Economic- increase in heating and lighting cost.

It will also have an ongoing negative impact upon the owners of 3 Morshead Street through:

- Reduce desirability of the property, reducing pool of future tenants.
- Impede the growth of rental income.
- Impact the future value of the property.

Supporting references below:

Guidelines for Healthy Housing

WORLD HEALTH ORGANIZATION Regional Office for Europe COPENHAGEN 1988

2.1.5 Spacing

Providing adequate space between buildings is of central importance when planning the micro-environment. The principal features of badly spaced housing include intrusion of view and privacy, overshadowing (which reduces sunlight and daylight) and in some cases reduction of air circulation around buildings, which could reduce ventilation to rooms. Poor spacing standards are usually (but not always) associated with high residential densities and overcrowding.

(a) Health effects

The indirect health effects of badly spaced buildings concern those diseases and conditions associated with poor natural lighting, sunlight deficiency and gloominess due to the absence of view. In addition, fire has a higher chance to spread across narrow streets or to neighboring buildings. (p.18)

2.1.6 Orientation of Housing

The overall objectives of these design measures should be to ensure that buildings do not overshadow neighboring property and that buildings in a proposed housing layout are so spaced as to satisfy not only the requirements of sunlight and daylight but also that they are not too near to each other as to intrude on privacy. (p.19)

2.8.2 Daylight, artificial illumination and glare

Adequate natural lighting by daylight and artificial illumination within houses and public buildings are essential healthy housing requirements. The penetration of direct sunlight into living accommodations has favorable psychophysiological effects on both thermal comfort and biological activity of the body. It also has a bactericidal effect. Daylight gives housing occupants a feeling of direct contact with the outside world, an important factor for mental and social wellbeing. (p.162)

Available:

https://www.google.com.au/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwj3nNLR-pn4AhUrTGwGHYWwCY0QFnoECAUQAQ&url=https%3A%2F%2Fapps.who.int%2Firis%2Fbitstream%2Fhandle%2F10665%2F191555%2FEURO_EHS_31_eng.pdf&usg=AOvVawOIXDuVvYOCcNz4XQw_XAUZ3

UK Green Building Council
Health and Wellbeing in Homes – July 2016

“There is growing interest in health and wellbeing. It is increasingly influencing consumers’ buying and decision making processes, spanning generations and consumer demographics” (p.54)

Daylight and sunlight

There is widespread research on the health benefits of daylight and sunlight, although this work has rarely been focused on the home. In offices, natural light has been shown to improve quality of life measures, quality and quantity of sleep, and reduce sick leave. In healthcare settings, it has been shown to improve recovery times of long-stay patients and reduce anxiety and medication. The relevance of these studies to an environment in which we sleep, work, rest and play should be self-evident.

On an emotional level, people enjoy and feel a sense of wellbeing in daylight and sunlight. Prolonged lack of daylight can have psychological effects: for example, at the extreme end of the spectrum, some people are affected by conditions such as seasonal affective disorder (SAD) during dark winters.

Sunlight can also improve the appearance and feel of a home. Sunlight is a source of heat, which is helpful in the winter when we are heating our homes, but can be a nuisance in the summer when we are not.

Last but not least, it should be remembered that daylight is a free and zero carbon source of light – good daylighting of our homes means less energy is used for electric lighting during daylight hours. (p.19)

Available: [160705 Healthy Homes UK full report.pdf \(worldgbc.org\)](https://www.worldgbc.org/160705-Healthy-Homes-UK-full-report.pdf)

Proposed solutions:

- While building another dwelling so close to the boundary fence will reduce light into the property at 3 Morshead Street the reduction in light can be minimized and shadow removed by:
 - Reduction in size of Planned Dwelling.
 - Locating the dwelling in a different aspect on the parcel of land.
 - Locating the dwelling further than the currently proposed 900mm from the boundary fence to 3 Morshead Street
 - Redesign of the roofing structure so that it does not create a shadow on 3 Morshead Street.

2. UNDERGROUND SERVICES

- Cataract Designs Drawing SK003-DA1 notes that underground services (Sewerage) was located by a private contractor. TasWater as the managers of this service would be best suited to ensure this asset has been identified correctly minimising any disruption or unnecessary damage as a result of incorrect information.

3. REDUCED PRIVACY AND INCREASE IN NOISE

- An increase in number of occupants on the property as a result of the additional dwelling along with its proximity to the internal and external living amenities of 3 Morshead Street will greatly reduce the privacy currently enjoyed by the occupants.
- The additional Dwelling increases the number of occupants at the site at 1 Morshead Street and the occurrence of regular vehicular traffic.
Parking for the proposed dwelling results in vehicle travelling further on the property than they currently do and parking closer to the boundary of 3 Morshead Street increasing noise at 3 Morshead Street and the area in general.

Proposed solutions:

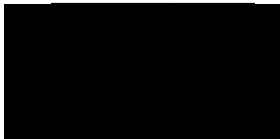
- Locating the dwelling in a different aspect on the parcel of land.
- Locating the dwelling further than the currently proposed 900mm from the boundary fence to 3 Morshead Street.
- Construction of mutually suitable and effective sound and screening barriers.

4. DEGRADATION OF LOCALISED ENVIRONMENTAL AMENITY

- Cataract Designs Drawing SKA004-DA1 identifies visitor car parking with 1 vehicle at the curb outside 1 Morshead Street.
The generous grass only nature strip outside 1 Morshead Street is often used as overflow parking and a throughway for parked vehicles, exiting via the crossover at 3 Morshead Street.
An increase in visitor (including trade services) at 1 Morshead Street as a result of the additional dwelling will increase traffic over the nature strip.
This will cause a serious degradation to the area:
 - Winter and wet weather (wet and muddy) with wheel ruts and unstable mud creating unsafe walking surface which presents a liability for LCC.
 - Summer, damage of grass and circulation of dust to nearby dwellings.It also generates increased and unnecessary wear and tear on the crossover at 3 Morshead Street.

Proposed solutions:

- Developer create dedicated surfaced parking area on nature strip (subject to Council Planning requirements)



Scott Tanner

From: "Steven Collette and Jools Douglas" [REDACTED]
Sent: Tue, 31 May 2022 18:44:23 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: FAO: Duncan Payton; Objection DA0263/2022
Attachments: LCC Objection_1 Morshead St_DA0263.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mr Payton,
Attached are our objections to the proposed works for DA0263/2022.
Please come back to us if you have any questions.
Kind regards,
Steven Collette and Julie Douglas

[REDACTED]

Mr Steven Collette and Julie Douglas

Tuesday, 31 May 2022

Dear Mr Duncan Payton,

1 Morshead Street, PUNCHBOWL TAS 7249
DA0263/2022

Thank you for the conversation yesterday morning. We would like to put forward an objection to the development work proposed at 1 Morshead Street, PUNCHBOWL TAS 7249 to demolish the existing shed and concrete slabs and build a three-bedroom unit and double car port.

1. The building is alongside boundary fence (19.5M). We do not wish to have another structure so close to home. SK002-DA2 shows 4.5M from fence line.
2. fence is about five (5) foot high.
3. The orientation of the proposed structure means that:
 - a. tenants would be able to see into garden,
 - b. detract from view, and
 - c. we would lose privacy. No other neighbour overlooks garden.
4. The orientation of the proposed structure means that:
 - a. the living room views fence/over into garden, and
 - b. we would lose privacy.
5. The proposed roof line triangle windows onto the living room would give line of sight into:
 - a. bedroom window, and
 - b. neighbouring homes (88 and 90 Punchbowl Road).
6. The proposed living room windows would give line of sight into:
 - a. bedroom window and
 - b. neighbouring homes (88 and 90 Punchbowl Road).
7. The proposed window on bedroom 3 would give line of sight into a neighbouring home (3 Morshead Road).
8. The proposed master bedroom window would give line of sight into garden.
9. The unit entrance/double car port faces garden. The extra noise from cars (running car engines, opening and closing/slamming doors) and general foot-traffic would impact on the serenity of garden and home life.
10. Any future tenant may have motorcycles or V8 engine and ruin the tranquillity of garden and home life.
11. The fumes from car exhausts would be in the vicinity:
 - a. of garden,
 - b. children,
 - c. pets, and
 - d. organic vegetable patch.
12. The proposed three bedroom has a double car port. However, I believe that the proposed green space (see SK004-DA1) would be used as a car park for the third tenant. We do not want to have a car parked on the fence line.
13. SK005-DA1 only shows overshadowing from midday on 21 June. Since the sun rises in the east, I believe that the proposed structure would completely obscure the sun and cover shadow

across the existing structure for the morning. This will have a negative impact on any tenants/owners of the existing property because the:

- a. entertaining area/deck will be in shadow,
- b. remaining accessible "garden" area will not be in sunlight except for a few hours at the end of the day. More information would be required on the overshadowing.
- c. walls and rooms would be colder due to the shadowing causing:
 - i. mould in the bathroom/kitchen.
 - ii. increased heating costs.

14. The proposed roof:

- a. protrudes outside the building zone envelope, and
- b. casts a shadow across the neighbouring property at 3 Morshead Street.

15. The sewer junction from multiple properties runs into and along the boundary fence. We do not wish for our wastewater to be interrupted during the construction of the proposed structure.

The existing dwelling tenants at 1 Morshead St currently park on the grassed verge in front of the house. I have no reason to object to the construction of the double-parking space at the front of the original property to improve the quality of life for the existing tenants and move the cars onto the proposed double car park in front of the existing property.

I am disappointed that Launceston City Council has released the public notice on Saturday 28 May 2022 and the postcard with application details arrived in the mail today (Tuesday, 31 May 2022). This means that any homeowner receiving a postcard notice would have three fewer days to provide feedback, when the deadline for feedback is 14 June 2022.

We would also like to point out that:

- we were not given an opportunity to provide feedback on the addition of a unit on the back of 86 Punchbowl Road where the windows along the entire back of the new property faces:
 - ■ bedroom window, and
 - onto neighbouring homes (88 and 90 Punchbowl Road).
 - We can literally see the people moving around their home and they can see into ■ bedroom and ■ children's bedroom. We feel very exposed.
- we would have lodged an objection for that development too but were not approached for feedback because we live three, not two, houses from the building block.

Regards

Steven Collette and Julie Douglas

10. ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Mayor Albert van Zetten

Sunday 3 July 2022

- Attended the *New Horizons Tas 2022 Champions* graduation at UTAS Stadium Function Centre
- Welcomed delegates to the *MERGA* conference

Acting Mayor Danny Gibson

Monday 4 July 2022

- Officiated at the NAIDOC Week Flag Raising Ceremony

Wednesday 6 July 2022

- Attended the Memorial Service for Christopher Milne
- Attended the *ActivAcre* launch

Thursday 7 July 2022

- Attended the Chamber of Commerce's evening event with the Premier
- Attended the Festival of Voices' *The Tasmanian Songbook*

Friday 8 July 2022

- Met with Hon Jeremy Rockliff MP, Premier of Tasmania

Monday 11 July 2022

- Officiated at the *Celebrating Volunteers* event at the Tramsheds

Tuesday 12 July 2022

- Officiated at the second *Celebrating Volunteers* event at the Tramsheds
- Attended the Festival of Voices' *The Australian Voices in Concert*

Wednesday 13 July 2022

- Participated in the Northern Tasmania Development Corporation's Strategic Planning Workshop
-

11. COUNCILLORS' REPORTS

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

12. QUESTIONS BY COUNCILLORS

12.1 Councillors' 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 Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

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

12.2 Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13. NOTICES OF MOTION

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

**13.1 Notice of Motion - Amendment to the *Local Government Act 1993 (Tas)* -
Councillor K P Preece**

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a Notice of Motion submitted by Councillor K P Preece regarding an Amendment to the *Local Government Act 1993 (Tas)*.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council writes to the Local Government Division (Tasmania) requesting that the Tasmanian State Government:

1. reviews the eligibility criteria, for the potential candidates to nominate for and/or hold the office of Local Government Councillor in Tasmania, to include the following:
 - (a) requirement for a mandatory police check;
 - (b) requirement to provide criminal history; and
 - (c) requirement for current Working With Vulnerable People registration.
2. reviews and strengthens the Code of Conduct taking into account the prescriptive mandatory codes that provide minimum standards to regulate the conduct of Tasmanian Councils and consumers.
3. reviews the Code of Conduct process to ensure fairness and equity for all Code of Conduct participants and reduce ethics and compliance risks.
4. provides clear penalty guidelines to include the ability to suspend and stand down a Councillor in circumstances that align with breaches of the *Local Government Act 1993 (Tas)* and the Code of Conduct.

5. develops a Model Member Code of Conduct that is strongly aligned with the public trust placed in us, as Councillors, on all occasions and that each Councillor will:
 - (a) act with integrity and honesty;
 - (b) act lawfully;
 - (c) treat all persons with civility; and
 - (d) lead by example and act in a way that secures public confidence in the office of Councillor.

 6. completes a full review of and finalises the process prior to local government elections 2022.
-

REPORT:

This motion needs to be attributed to Dr Mary Duniam, Deputy Mayor and Councillor from the Waratah-Wynyard Council. Whilst not associating our Council with their current issues, she has written the perfect motion and deserves acknowledgement.

It is my view that the City of Launceston should support efforts to achieve reform in this important area.

I think demonstration of the term of incidental contact with children was demonstrated this week and can be found to be more than incidental in other Councillor duties, at the Tasmanian Aboriginal Centre (TAC) raising the flag for NAIDOC week. I and another Councillors had lunch at the TAC amongst small children, elderly adults and other vulnerable people.

With the changing of, what I hope Council looks like in years to come, and what is also acceptable now, there are small children coming to Council spaces and events now than is more than incidental. Councillors are bringing their children into the Councillors' lunchroom, also to Council receptions. I would hope that the more contemporary the Council becomes we will see more of this.

I have more than incidental contact with vulnerable people and have a volunteering Working With Vulnerable People (WVP) card but will be changing the level at the expiration if re-elected. There are many other reasons that can be attributed to this motion and many of them are addressed in 8.0 of the Meeting Agenda 20 June 2022, page 62, Waratah-Wynyard Council Agenda (Attachment 2). You cannot go past what Deputy Mayor and Councillor Duniam has said.

I feel Councillors owe this level in strength of character, morals and integrity to the people of Launceston, it should be noted and pressure applied to the Local Government Minister.

OFFICER COMMENTS:

Leanne Purchase (Manager Governance)

The motion is supported.

It is appropriate that the standards of behaviour that the community expects their local government representatives to observe are reflected in the legislation. The changes proposed by this motion may require amendment to the *Local Government Act 1993* (Tas) around eligibility to be a Councillor and complementary changes to the *Registration to Work With Vulnerable People Act 2013* (Tas) to include a category of regulated activity that would incorporate the office of Councillor.

In relation to the broader reforms proposed to the Code of Conduct, the Local Government Association of Tasmania has been advocating strongly for a review of the relevant legislation and intends to release a discussion paper in the coming weeks.

Given that the 2022 Local Government Elections are now very near, it may not be possible for a full review and for an updated process to be finalised before the elections.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Notice of Motion - Councillor K P Preece - Amendments to *Local Government Act 1993* (Tas) [13.1.1 - 2 pages]
2. Notice of Motion - Amendments to *Local Government Act 1993* (Tas) - Waratah-Wynyard Council [13.1.2 - 4 pages]

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: SF5547 : SF0081
DG
DATE: 27 June 2022

TO: Michael Stretton Chief Executive Officer
c.c. Committee Clerks

FROM: Krista Preece Councillor

SUBJECT: Notice of Motion - Amendments to Local Government Act (1993)

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015*, please accept this Notice of Motion for placement on the Agenda of the Meeting of Council to be held on 14 July 2022.

Motion

That City of Launceston Council write to the Local Government Division (Tasmania) requesting that the Tasmanian State Government:

1. Review the eligibility criteria, for the potential candidates to nominate for and/or hold the office of Local Government Councillor in Tasmania, to include the following;
 - (a) requirement for a mandatory Police Check; .
 - (b) requirement to provide criminal history; and
 - (c) requirement for current Working with Vulnerable People registration
2. review and strengthen the Code of Conduct taking into account the prescriptive mandatory codes that provide minimum standards to regulate the conduct of Tasmanian Councils and Consumers;
3. review the Code of Conduct process to ensure fairness and equity for all Code of Conduct participants and reduce ethics and compliance risks;
4. provide clear penalty guidelines to include the ability to suspend and stand down a Councillor in circumstances that align with breaches of the Local Government Act (1993) and the code of conduct;
5. develop a Model Member Code of Conduct that is strongly aligned with the public trust placed in us a Councillors on all occasions, and that each Councillor will:
 - (a) act with integrity and honesty
 - (b) act lawfully
 - (c) treat all persons with civility, and
 - (d) lead by example and act in a way that secures public confidence in the office of councillor; and
6. complete a full review and finalise process prior to local government elections 2022.

CITY OF LAUNCESTON

MEMORANDUM

Background

This motion needs to be attributed to Dr Mary Duniam, Deputy Mayor and Councillor from Waratah Wynyard Council. While not associating our Council with their current issues, she has written the perfect motion, and deserves acknowledgement.

It is my view that the City of Launceston should support efforts to achieve reform in this important area.

I think demonstration of the term of incidental contact with children was demonstrated this week and can be found to be more than incidental in other Councillor duties, at the TAC raising the flag for NAIDOC week, I and another Councillors had lunch at the TAC amongst small children, elderly adults, and other vulnerable people.

With the changing of what I hope Council looks like in years to come and what is also acceptable now, there are small children coming to Council spaces and events now than is more than incidental. Councillors are bringing their children in to the Councillors lunchroom, also to Council receptions. I would hope that the more contemporary the Council becomes we will see more of this.

I have more than incidental contact with vulnerable people and have a volunteering WVP card but will be changing the level at the expiration if re-elected. There are many other reasons that can be attributed to this motion and many of them are addressed in 8.0 of the meeting agenda 20th June 2022 page 62 Waratah- Wynyard Council agenda (copy attached). You cannot go past what Deputy Mayor and Cr Duniam has said.

I feel Councillors owe this level in strength of character, morals and integrity to the people of Launceston, it should be noted and pressure applied to the Local Government Minister.

Attachments

Copy Agenda Item from Waratah-Wynyard Council



Councillor Krista Preece

| |
|-----------------------------|
| 8.0 NOTICE OF MOTION |
|-----------------------------|

8.1 CR M DUNIAM - AMENDMENTS TO LOCAL GOVERNMENT ACT(1993)

Enclosures: Nil

MOTION

That Council write to the Local Government Division (Tasmania) requesting that the Tasmanian State Government:

1. Review the eligibility criteria, for potential candidates to nominate for and/or hold the office of Local Government Councillor in Tasmania, to include the following:
 - (a) requirement for a mandatory Police Check;
 - (b) requirement to provide criminal history; and
 - (c) requirement for current Working with Vulnerable People registration
2. review and strengthen the Code of Conduct taking into account the prescriptive mandatory codes that provide minimum standards to regulate the conduct of Tasmanian Councils (Councillors and staff) and their relationships within the sector and between Councils and consumers;
3. review the Code of Conduct process to ensure fairness and equity for all Code of Conduct participants and reduce ethics and compliance risks;
4. provide clear penalty guidelines to include the ability to suspend and stand down a Councillor in circumstances that align with breaches of the Local Government Act (1993) and of the Code of Conduct;
5. develop a Model Member Code of Conduct that is strongly aligned with the public trust placed in us as Councillors on all occasions, and that each individual Councillor will:
 - (a) act with integrity and honesty
 - (b) act lawfully
 - (c) treat all persons with civility, and
 - (d) lead by example and act in a way that secures public confidence in the office of councillor; and
6. complete full review and finalise process prior to local government elections 2022.

BACKGROUND INFORMATION

The *Local Government Act 1993* (the Act) is a prescriptive tool that gives basic mandatory legal guidelines for all elected representatives and employees within the local government sector.

The role of councillor in local government is a vital part of our country's system of democracy. In voting for a local councillor, the public is imbuing that person and position with their trust. As such, it is important that as councillors we can be held accountable and should all adopt the behaviours and responsibilities associated with the role.

The conduct of an individual councillor affects the reputation of all councillors and community. The role of councillor should be one that people aspire to and want to participate with. Councils need to attract individuals from a range of backgrounds and

circumstances who understand the responsibility they take on and are motivated to make a positive difference to their local communities.

As councillors, we all represent local residents, work to develop better services and deliver local change. The public have high expectations of us and entrust us to represent everyone taking decisions fairly, openly, transparently and with civility. Councillors should also be treated with civility by members of the public, other councillors and council employees.

Members have both individual and collective responsibility to maintain these standards, support expected behaviour and challenge behaviour which falls below expectations. This may also present a requirement for a Working with Vulnerable People Check, which has become a crucial legal check in Tasmania to help reduce crime, sexual offences, improper behaviours and harm to the vulnerable members of our society. Working with Vulnerable People Registration extensively covers all services that have direct or indirect contact with vulnerable populations, including children.

Subsequently, it is of equal importance that any potential or elected representative in local government in Tasmania provide their criminal history as a measure of openness and accountability to verify eligibility for the office of Councillor in local government in Tasmania. Currently, the *Tasmanian Local Government Act (1993)* does not specifically prohibit a particular action or support the provision of this information in the interests of public safety.

It is necessary therefore, that the *Tasmanian Local Government Act (1993)* and the *Tasmanian Local Government Code of Conduct* be designed to strongly protect our democratic role, encourage good conduct and safeguard the public's trust in local government.

Currently, the current *Tasmanian Local Government Code of Conduct* as prescribed under Part 3, Division 3A of the *Local Government Act 1993* (the Act) is the only legitimate process for Councils and Councillors to diminish the risk of conflict between members and between members and the public, and thereby avoid the likelihood of breaches.

It is evident that the current Code of Conduct framework and terms of reference do not meet the requirements to fully determine level of seriousness and materiality. It is noted that a Councillor may be suspended from office for a period of 3 months for breaching the Code of Conduct and even be convicted of a criminal offence. Currently, there are no grounds for heavier penalties or disqualification from office, despite the seriousness of the offence or even statutory breaches resulting in criminal prosecution. This is also strongly evident when relating the Waratah-Wynyard Council situation and their Councillor was placed on the Protective Persons Register (Sex Offenders Register) for two years and no appropriate level of suspension and/or penalty can be applied under the current Code of Conduct conditions.

The example provided by the Local Government Association (UK) establishes Model Member Code principles that strongly support the local government sector to continue to aspire to high standards of leadership and performance:

Selflessness: Holders of public office should act solely in terms of the public interest.

Integrity: Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships.

Objectivity: Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

Accountability: Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.

Openness: Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

Honesty: Holders of public office should be truthful. Leadership Holders of public office should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.

OFFICERS COMMENT

The most recent LGAT agenda stated in relation to the Code of Conduct review:

The State Government commenced a review of the Code of Conduct Framework in mid-2021.

This came after a period of sustained advocacy from LGAT and the sector. The discussion paper, released in July 2021, suggested the following reforms:

- *Strengthening the grounds for the Code of Conduct Panel Chairperson to dismiss complaints at the initial assessment stage through the introduction of a new 'public interest' test.*
- *Removing a perceived conflict of interest for the Code of Conduct Panel Chairperson at the initial assessment stage and ensuring that a legal member of the Panel undertakes all initial assessments.*
- *Improving confidentiality requirements in relation to the formal Code of Conduct complaints process.*
- *Improving council dispute resolution policies to minimise the number of issues that are escalated to the Code of Conduct Panel in the first place.*

Late last year the Government released its response to the sector and community feedback confirming that they will proceed with the changes proposed in the discussion paper as well as some additional reforms that seek to provide greater clarity and consistency in the handling of complaints. The Government also committed to further work to ensure the Code of Conduct Framework remains effective into the future. The Government is aiming to introduce amendments to the Local Government Act in the Autumn 2022 session of Parliament.

Given this work underway, it is sensible that any suggested changes or considerations are passed to the relevant bodies as soon as possible.

The same agenda, in relation to amendments of the Local Government Act stated:

In late 2021, the Government agreed to consider sector priority amendments to the Local Government Act ahead of the 2022 elections. LGAT wrote to all Mayors and General Managers / CEOs to seek feedback on which of the approved reforms should be progressed.

Feedback from the sector indicated that the preferred amendments are:

-
1. *Reform 11 – Move administration of the General Manager’s Roll from councils to the Tasmanian Electoral Commission.*
 2. *Reform 10 – Introduce caretaker provisions.*
 3. *Reform 9 – Simplify the voting process to reduce informal voting rates and Reform 34 - Simplify what is a conflict of interest (equal weighting).*

Other popular amendments were (in no particular order):

- *Reform 5 – Reform eligibility for the General Manager’s Roll.*
- *Reform 6 – Reform the voting franchise to reflect ‘one person, one vote’ principle in any one municipality.*
- *Reform 12 – Introduce a pre-nomination training package.*
- *Reform 14 – Require the disclosure of gifts and donations received by local government candidates during the electoral period.*

Again, any suggested reform items, or matters to be considered prior to the Local Government elections in 2022 need to be forwarded to relevant authorities as soon as possible.

Since the case of Councillor Fairbrother finalised in the Magistrates Court, media have reported that the State Government is considering its options in relation to changing legislation which outline who is entitled to be a councillor.

14. COMMITTEE REPORTS

14.1 Heritage Advisory Committee Meeting - 23 June 2022

FILE NO: SF2965

AUTHOR: Maria Lasso (Acting Place and Heritage Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Heritage Advisory Committee Meeting held on 23 June 2022.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 23 June 2022.

REPORT:

At the Heritage Advisory Committee Meeting held on 23 June 2022 the Committee discussed the following items:

1. Significant Development Applications
Updates were provided on a number of recent Development Applications which included heritage matters.
2. Launceston City Heart Stage 2 Update
3. Ongoing planning for the Heritage Awards incorporating Places of Launceston

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

15. INFRASTRUCTURE AND ASSETS NETWORK

15.1 Concessional Entry to Council's Waste Disposal Facilities

FILE NO: SF0628

AUTHOR: Jess Nesbit (Waste and Environment Officer)

ACTING GENERAL MANAGER APPROVAL: Kathryn Pugh (Infrastructure and Assets Network)

DECISION STATEMENT:

To determine the value of concessions to approved charitable organisations for waste disposal to the Launceston Waste Centre for the 2022/2023 financial year.

PREVIOUS COUNCIL CONSIDERATION:

Council - 17 June 2021 - Agenda 18.1 - Concessional Entry to Council's Waste Disposal Facilities 2021/2022

RECOMMENDATION:

That Council, in respect of clause 4(e) of the Concessional Entry to Council's Waste Disposal Facilities Policy (12-Plx-014), approves the organisations and concessional entry values, subject to the submission of valid waste management plans and/or meetings with the Council's Waste Management Team, for the financial year 2022/2023, as shown below:

| Organisation Name | 2022/2023 Recommendation \$ |
|---|-----------------------------------|
| Connections Op Shop Inc. | 340.39 |
| Door of Hope Christian Church | 299.28 |
| Launceston Benevolent Society Inc. | 301.60 |
| Launceston City Mission | 13,637.58 |
| Lions Club of Kings Meadows | 88.58 |
| New Horizons Club Inc. | 150.00 |
| Northern Occupational Support Service - Bluegum | 787.12 |
| Police Citizens and Youth Club | 103.27 |
| Salvos Store | 688.00 |
| Self Help Workplace | 5,881.55 |
| St Michaels Association | 507.42 |
| Veterans Support Group | 393.74 |
| Shekinah House Inc. | 59.58 |
| Student Works | 150.00 |

| Organisation Name | 2022/2023 Recommendation \$ |
|--|-----------------------------------|
| Veterans and Community Wood Centre Inc. - The Shed | 165.66 |
| Just Cats | 41.93 |
| Dogs home of Tasmania | 150.00 |
| Starting Point Neighbourhood House | 74.07 |
| Worldview Centre for Intercultural Studies | 65.46 |
| Community Housing Limited | 9,242.48 |
| Community Care Tasmania | 495.74 |
| Punchbowl Community Garden | 43.33 |
| Zion Hill Church | 150.00 |
| Karinya Young Women's Service | 526.10 |
| Launceston VFC Services Inc. | 127.05 |
| Life Without Barriers | 150.00 |
| Citizen Advocacy Launceston | 150.00 |
| Litter Free Launnie | 150.00 |
| John Calvin School | 0.00 |
| Launceston Bowls and Community Centre | 150.00 |
| Windermere Church Forever Inc. | 40.00 |
| St Andrews Presbyterian Church | 0.00 |
| Teen Challenge Tasmania Inc. | 400.00 |
| Launceston Players Society Inc. | 400.00 |
| TOTAL | \$35,909.94 |

REPORT:

This is the 13th year that the Council has advertised and received applications for its Concessional Entry to Waste Disposal Facilities program. Increased advertising was undertaken for this year's program to encourage new and old applicants to re-engage with the program considering the introduction of the State landfill levy that commenced on 1 July 2022.

To ensure equity and to encourage new organisations to apply, this year's campaign included newspaper and radio advertising, along with social media posts. This campaign attracted eight new applicants for consideration. A survey of applicants asking how they heard about the program found that email and radio were the most successful forms of advertising.

Previous applicants received an email with the link to the electronic application form and were advised of their previous year's expenditure in order to determine the financial value that the organisation could seek in 2022/2023. By providing organisations their tonnages sent to landfill over the past five years, it was possible to gain a clearer picture of how much waste is being disposed to landfill. This information assisted organisations to develop waste management plans by assisting with an understanding of the volumes of waste they are disposing of each year, whether their programs are helping to reduce waste generation and where they might be able to make improvements.

The application period was open for five weeks from 30 April to 31 May 2022.

The budget amount for 2022/2023 is \$39,970, which is close to the \$40,000 budget for 2021/2022. However, \$6,520 of the budget amount for 2022/2023 will be the amount paid in the Tasmanian Government's Landfill levy contributions. The total amount of concessions requested across the 34 applications was \$58,956.36 which is \$18,986.36 above budget. It is proposed \$35,909.94 in funds be distributed across 32 eligible organisations.

Policy Details

The policy requires organisations to meet tests in order to be deemed *charitable* and to be considered for a subsidy to offset their waste disposal charges at the Launceston Waste Centre by up to 80%. The *charitable* test can be satisfied in one of two ways; either by providing an Australian Taxation Office Exemption (ATO) Certificate or by proving community and charitable benefit.

Attachment 1 indicates the applications received, together with the nominated subsidy requests. Each of the charities listed meets the *charitable* test as required by the Council.

The assessment, completed by the Council's Team Leader Sustainability and the Waste Management Officer was endorsed by the Community Grants Committee on 6 June 2022.

Application Assessment

The first step in the assessment process was to confirm each organisation's *charitable* status against the two tests. Organisations where an ATO Exemption Certificate is provided are automatically accepted. This certificate also must comply with the *public benevolent institution* classification. Organisations claiming the alternative test are required to provide proof of community good and community benefit. All organisations must be non-government. Additionally, the Australian Charities and Not-for-Profits Commission (www.acnc.gov.au) was used to verify the status of several organisations.

The Committee then considered the reasonableness of the claims for the financial year 2022/2023 based on the previous history of the organisation and the percentage of the approved claim used in 2021/2022. All applicants must have submitted a detailed waste management reduction plan to be considered for a subsidy. In this section a written statement addressing what measures are already being used to prevent waste going into landfill and what plans there are to improve in the next 12 months was required. This criterion was assessed initially by two staff from the Council's Waste Management Team prior to being endorsed by the Community Grants Committee. Assessment, giving a rating out of four; contributes to the recommendation and subsequently identified which charities the Council was able to assist with in order to reduce waste to landfill further.

As per the Council's Concessional Entry to the Council's Waste Disposal Facilities Policy (12-PI-014), subsidies shall not exceed 80% of the organisation's 2021/2022 spend, which means that the amount recommended in this report is mathematical with the exception to the following that required additional deliberation:

- *Door of Hope* - recyclable and compostable items are listed for disposal. The recommendation is to withhold endorsed funding until a valid waste management plan has been submitted with assistance from the Council's Waste Management Team.
- *Salvos Stores* - after being advised three years in a row that it is not acceptable to continue to copy and paste the same waste management plan and that there is a need to meet with the Council's Waste Management Team to help develop a plan based on the local issues, the same waste management plan is still being utilised. The plan is national and has very little to do with Launceston, nor does it list items that the local stores are disposing of. The items listed currently as being waste are potentially recyclable, especially electrical appliances. The recommendation is to withhold recommended funding until a valid waste management plan has been submitted with help from the Council's Waste Management Team.
- *Community Housing* - the recommendation is to withhold funding until a valid waste management plan is resubmitted with the help from the Council's Waste Management Team. The issue is that mixed loads are being delivered and these streams need to be separated, particularly green waste, if possible.
- *St Andrews Presbyterian Church* - waste is just paper. The Council's Waste Management Team will speak to this organisation about utilising recycling options at the Launceston Waste Centre or applying for a CBD recycling service for their paper waste.
- *John Calvin School* - The principle purpose of this organisation is education not community service. The Grants Committee feels this program, given the limited budget, needs to prioritise community service organisations especially when there is an external funding source from student enrolments.
- *Veterans and Community Wood Centre Inc.* - waste appears to be mostly timber and metal. The recommendation is to withhold funding until the group meets with the Council's Waste Management Team to discuss items classed as waste.
- *Worldview* - the recommendation is to withhold funding until the organisation meets with the Council's Waste Management Team to discuss items classed as waste, which appears to be mostly electrical and white goods.

It is important for both the Council and the community to reduce the impacts of the State Government's landfill levy. The Council cannot allow recyclable items to go to landfill, particularly when an organisation is receiving subsidised entry. The increase in organisations applying for the concession results in the Council ensuring that the organisations who really need the funds and are reducing environmental impacts are the ones receiving the concessions. A policy review is scheduled for 2023 where the community Grants Committee will workshop proposed policy changes with Councillors.

RISK IMPLICATIONS:

The State Government's landfill levy commenced on 1 July 2022. To date the Government has not outlined its policy about potential levy exemptions for charitable organisations. The last update received indicated that charities would likely need to retain their receipts to claim a rebate from the State Government. This should not have any impact on the concession entry program as the Council will still charge the same rates, which includes the levy and once the subsidy runs out, organisations will have to pay and keep the receipts to claim back the levy. To increase awareness of the State Government's landfill levy's impact on rising waste disposal fees, a letter, alongside the outcome notification will be sent to successful applicants outlining the levy and directing them to Natural Resources and Environment (NRE) for more information. Once the NRE finalises guidelines, the Council will review the concessional entry policy and workshop proposed changes with Councillors in early 2023.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

There is an economic benefit to the charitable organisations, as money is saved on waste fees and the organisations have more funds to support their community programs. By encouraging people to reduce their waste, the Council is extending landfill life, reducing harmful methane gas entering the atmosphere and reducing the creation of landfill leachate which is harmful to the environment, resulting in reduced operational costs. Over the past couple of years, the Council has seen charitable organisations implement FOGO and composting systems, paper and teracycle recycling programs all of which are creating social benefits to these organisations. The policy treats concessions to charitable organisations as a community service obligation. The fabric of the community is enhanced by the charitable and benevolent work of these organisations.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.

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

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

Focus Areas:

1. To reduce our and the community's impact on the natural environment.

BUDGET AND FINANCIAL IMPLICATIONS:

The draft budget for 2022/2023 provides an allowance of \$39,970.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Proposed Concessional Entry to Launceston Waste Centre 2022 [**15.1.1** - 2 pages]

| Proposed Concessional Entry To LWC 2022/2023 | | | | | | | | |
|---|--------------------------------------|--|--|---------|--------------------|-------------------------------------|-----------------------|---|
| Organisation Name | Value Spent of approved Budget 21/22 | Total Value Spent 21/22 (as of 01/06/22) | Tonnes sent to landfill 21/22 (as of 01/06/22) | % Spent | Value Sought 22/23 | Value Proposed (80% of 21/22 spend) | Waste Management Plan | Comments |
| Connections Op Shop Inc. | \$279.78 | \$425.49 | 3.46 | 152.08% | \$350.00 | \$340.39 | ✓✓✓ | |
| Door of Hope Christian Church | \$250.00 | \$374.10 | 3.7 | 149.64% | \$1,000.00 | \$299.28 | x | Food and drink including containers, paper towel, paper, card - ALL RECYCABLE OR COMPOSTABLE. Hold funding until they have meet with Jess and Mick to discuss |
| Launceston Benevolent Society Inc. | \$372.67 | \$377.00 | 3.26 | 101.16% | \$500.00 | \$301.60 | ✓✓✓ | |
| Launceston City Mission | \$12,789.11 | \$17,046.97 | 186.32 | 133.29% | \$24,000.00 | \$13,637.58 | ✓✓✓ | |
| Lions Club of Kings Meadows | \$85.30 | \$110.73 | 1.12 | 129.81% | \$350.00 | \$88.58 | ✓ | |
| New Horizons Club Inc. | \$0.00 | \$0.00 | 0 | 0.00% | \$150.00 | \$150.00 | ✓✓ | |
| Northern Occupational Support Service - Bluegum | \$926.62 | \$983.90 | 6.98 | 106.18% | \$2,000.00 | \$787.12 | ✓ | |
| PCYC | \$110.54 | \$129.09 | 1.28 | 116.78% | \$115.00 | \$103.27 | ✓✓ | |
| Salvos Store | \$557.36 | \$860.00 | 4.56 | 154.30% | \$1,000.00 | \$688.00 | x | Hold funding until they have meet with Jess and Mick to discuss, waste management plan is same as past 5 years and is national focused |
| SelfHelp Workplace | \$5,000.00 | \$7,351.94 | 71.4 | 147.04% | \$8,000.00 | \$5,881.55 | ✓✓✓ | |
| St Michaels Association | \$545.37 | \$634.28 | 5.96 | 116.30% | \$800.00 | \$507.42 | ✓✓ | |
| Veterans Support Group | \$392.53 | \$492.17 | 4.2 | 125.38% | \$500.00 | \$393.74 | ✓✓ | |
| Shekinah House Inc. | \$61.18 | \$74.47 | 0.42 | 121.72% | \$150.00 | \$59.58 | ✓✓ | |
| Student Works | \$0.00 | \$0.00 | 0 | 0.00% | \$200.00 | \$150.00 | ✓✓ | |
| Veterans & Community Wood Centre Inc. | \$61.01 | \$207.07 | 1.9 | 339.40% | \$250.00 | \$165.66 | ✓✓ | Hold funding until they have meet with Jess and Mick to discuss |
| Dogs Home of Tasmania | \$0.00 | \$0.00 | 0 | 0.00% | \$200.00 | \$150.00 | ✓✓ | |
| Starting Point Neighbourhood House | \$0.00 | \$92.59 | 0.6 | 65.20% | \$500.00 | \$74.07 | ✓✓ | |
| Worldview | \$0.00 | \$81.83 | 0.82 | 54.55% | \$300.00 | \$65.46 | ✓ | Where is the waste coming from? Letter to ask for information - State electrical is recyclable |
| Just Cats Tasmania | \$0.00 | \$52.41 | 0.18 | 81.51% | \$65.00 | \$41.93 | ✓ | |
| Community Housing Limited | \$8,000.00 | \$11,553.10 | 116.12 | 144.41% | \$10,000.00 | \$9,242.48 | ✓ | What happens with green waste, can it be separated. HOLD FUNDING until discussed with Mick/Jess |
| Community Care Tasmania | \$444.45 | \$619.68 | 5.12 | 139.43% | \$2,200.00 | \$495.74 | ✓✓ | |

| | | | | | | | | |
|-------------------------------------|--------------------|--------------------|---------------|---------|---------------------|--------------------|----|--|
| Rotary Punchbowl Community Garden | \$0.00 | \$54.16 | 0.36 | 32.82% | \$100.00 | \$43.33 | ✓✓ | |
| Zion Hill | \$0.00 | \$0.00 | 0 | 0.00% | \$1,000.00 | \$150.00 | ✓ | |
| Karinya Young Women's Service | \$215.00 | \$657.63 | 4.43 | 305.87% | \$476.36 | \$526.10 | ✓✓ | |
| Launceston VFC Services Inc. | \$150.00 | \$158.81 | 1.6 | 105.87% | \$150.00 | \$127.05 | ✓ | |
| Life Without Barriers | \$0.00 | \$0.00 | 0 | N/A | \$150.00 | \$150.00 | ✓✓ | |
| Citizen Advocacy Launceston | N/A | N/A | N/A | N/A | \$150.00 | \$150.00 | ✓ | |
| Litter Free Launnie | N/A | N/A | N/A | N/A | \$150.00 | \$150.00 | ✓ | |
| John Calvin School | N/A | N/A | N/A | N/A | \$2,310.00 | \$0.00 | x | Not endorsed as their principal purpose is education not community service. Also they are not endorsed as a DGF (deductable gift recipient). |
| Launceston Bowls and Community Club | N/A | N/A | N/A | N/A | \$900.00 | \$150.00 | ✓✓ | |
| Windermere Church Forever Inc. | N/A | N/A | N/A | N/A | \$40.00 | \$40.00 | ✓✓ | |
| St Andrews Presbyterian Church | N/A | N/A | N/A | N/A | \$0.00 | \$0.00 | x | Paper based = recycling (Talk to them about paper recycling) |
| Teen Challenge Tasmania Inc. | N/A | N/A | N/A | N/A | \$500.00 | \$400.00 | ✓✓ | |
| Launceston Players Society | N/A | N/A | N/A | N/A | \$400.00 | \$400.00 | ✓✓ | |
| TOTAL | \$30,240.92 | \$42,843.60 | 428.91 | | \$58,956.36 | \$35,909.94 | | |
| BUDGET | \$40,000.00 | \$40,000.00 | | | \$39,970.00 | \$39,970.00 | | |
| SURPLUS | \$9,759.08 | -\$2,843.60 | | | -\$18,986.36 | \$4,060.06 | | |

Waste Management Plan

Not Acceptable (no recycling being done) x

Acceptable (some recycling occurring) ✓

Really Good (Very Little going to landfill) ✓✓

Excellent (no recyclable items going to landfill) ✓✓✓

15.2 End of Trip Facilities Project - Town Hall Annexe

FILE NO: CD046/2020

AUTHOR: Kevin Hutt (Building Projects Advisor)

ACTING GENERAL MANAGER APPROVAL: Kathryn Pugh (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the direct appointment of a contractor for the Town Hall Annexe End of Trip Facilities Project. This would be on the basis that the City of Launceston did not receive any returned project tenders in December 2021 under Contract Number CD.046/2020 due to the busy market conditions of the construction industry.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Local Government (General) Regulations 2015 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 27(i)(iii) of the *Local Government (General) Regulations 2015* (Tas) resolves, by absolute majority, to enter into a contract with Tas City Building Pty Ltd to, construct End of Trip Facilities at Town Hall outside the tender process required under section 333A of the *Local Government Act 1993* (Tas), for the reason that a satisfactory result would not be achieved because of the unavailability of competitive or reliable tenderers.
 2. requests and authorises the Chief Executive Officer to negotiate terms and conditions and award the contract to Tas City Building Pty Ltd.
-

REPORT:

Due to the busy market conditions of the construction industry in 2021, the City of Launceston did not receive any priced tenders to the publicly advertised project for the construction of the Town Hall Annexe's End of Trip Facilities. In summary, the project will provide simplified staff showers, changing facilities, bicycle storage and waste management facilities at the Town Hall.

Following the failed tender process, the City of Launceston approached Tas City Building Pty Ltd in January 2022 to price the project in accordance with the Request For Tender (RFT) documents created and issued previously. Tas City Building Pty Ltd were approached because they had recently won the contract for upgrades to the Launceston Tennis Centre, however, this project has been put on hold until the issue of a funding shortfall can be resolved. This delay created an opportunity for Tas City Building Pty Ltd to undertake the End of Trip Facilities project.

In April/May 2022 the Council requested Tas City Building Pty Ltd to recost a reduced project specification and more cost effective finishes that would align with the project budget.

On 29 June 2022, a negotiated RFT price was obtained for \$484,823.00 (fixed lump sum tender price) plus \$45,000.00 (project contingency amount) = \$529,823.00 (exclusive of GST).

The price submitted is comparable to the project Quantity Surveyor's cost estimate prepared in November 2020 totaling \$470,000.00. Escalating this price to current market costs as of 27 June 2022, the cost of the project would be priced at \$554,600.00 (escalation rate used at 18% per annum). The tender price received is, therefore, \$24,770 below the estimated market cost.

The tender price obtained demonstrates best value of the works to be constructed and is justifiable, providing the Council a level of comfort to proceed and make an appointment. It is recommended that the Council proceed with, and provide a direct appointment, of Tas City Building Pty Ltd to the project. Clearly this is not the usual process for the City of Launceston, however, these are not usual times. It should be noted that the process still remains compliant with section 27(i)(iii) of the *Local Government (General) Regulations 2015* (Tas). It is becoming increasingly necessary for the Council to engage in more agile procurement processes in order to access the market to progress projects in a timely manner. Should the Council not adapt to the new conditions, it is clear that more and more projects will be deferred and therefore, continue to increase in construction price.

RISK IMPLICATIONS:

The contractor has submitted a lump sum fixed price for the project, hence, the risk of cost increases to the Council is limited.

Furthermore, the budgeted contingency of the Council of \$45,000 should deal with any unforeseen matters arising from the construction works.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The long term economic and social benefits to the Council's employees is hugely beneficial from both physical and mental health perspectives. The project, therefore, facilitates the Council's core values, that *we care about our community* and that *staff go home safe and well*.

The waste storage component of the project (includes for cardboard, plastics, paper and newly introduced FOGO collections) will have an economic and environmental benefit by locating all waste into one central collection point, permitting easy accessible weekly removal with reduced operational costs, reduced carbon footprint and environmental emissions.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

The total approved project budget allocation is \$610,000.

The contract price of \$529,823 (including a contingency sum) is, therefore, within the allocated and approved project budget.

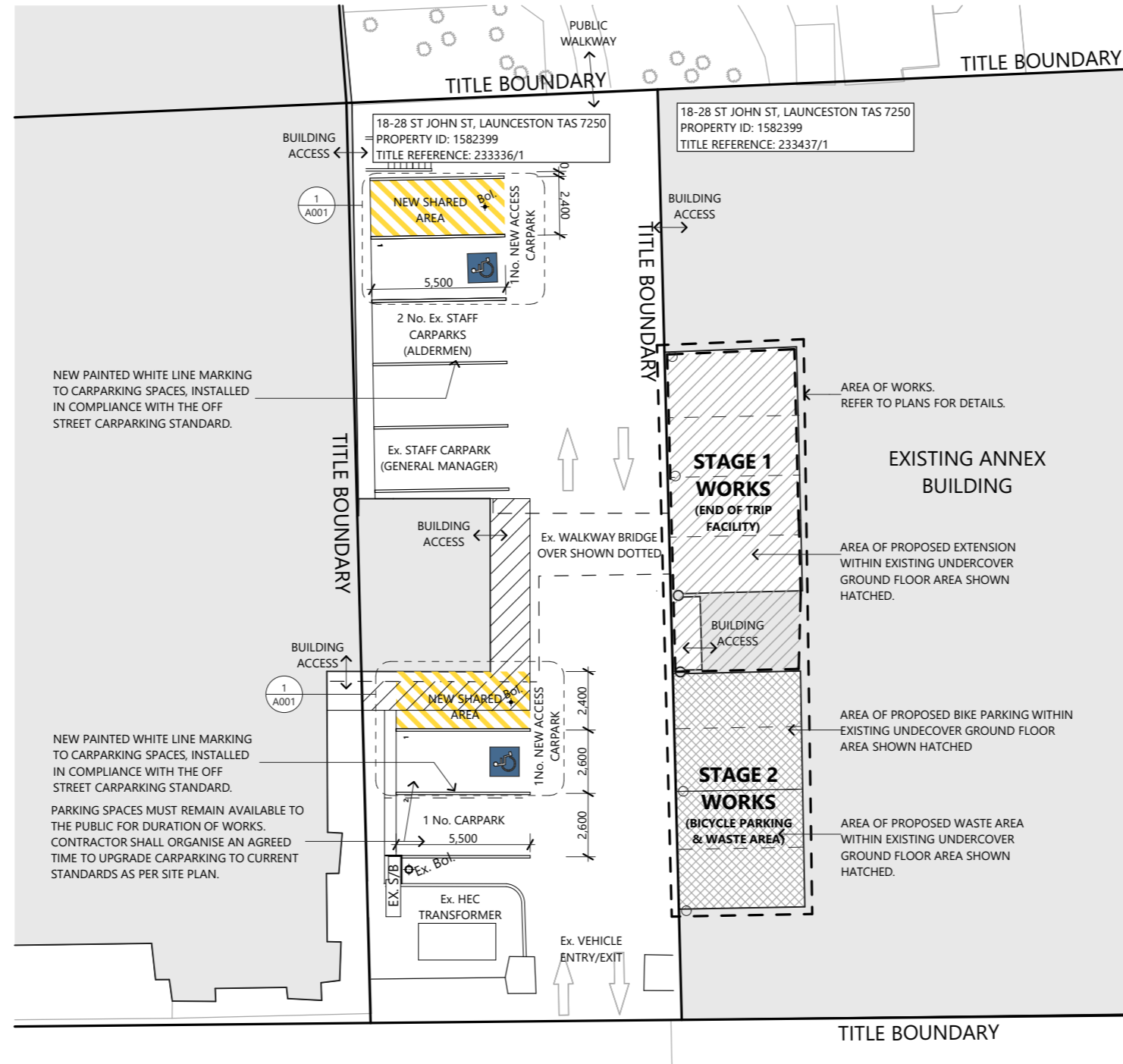
The residual budget allocation of \$80,177 will be set towards the payment of the project design fees, the documentation production expenses, obtaining the Development Application, Building Permits and Project Management fees.

DISCLOSURE OF INTERESTS:

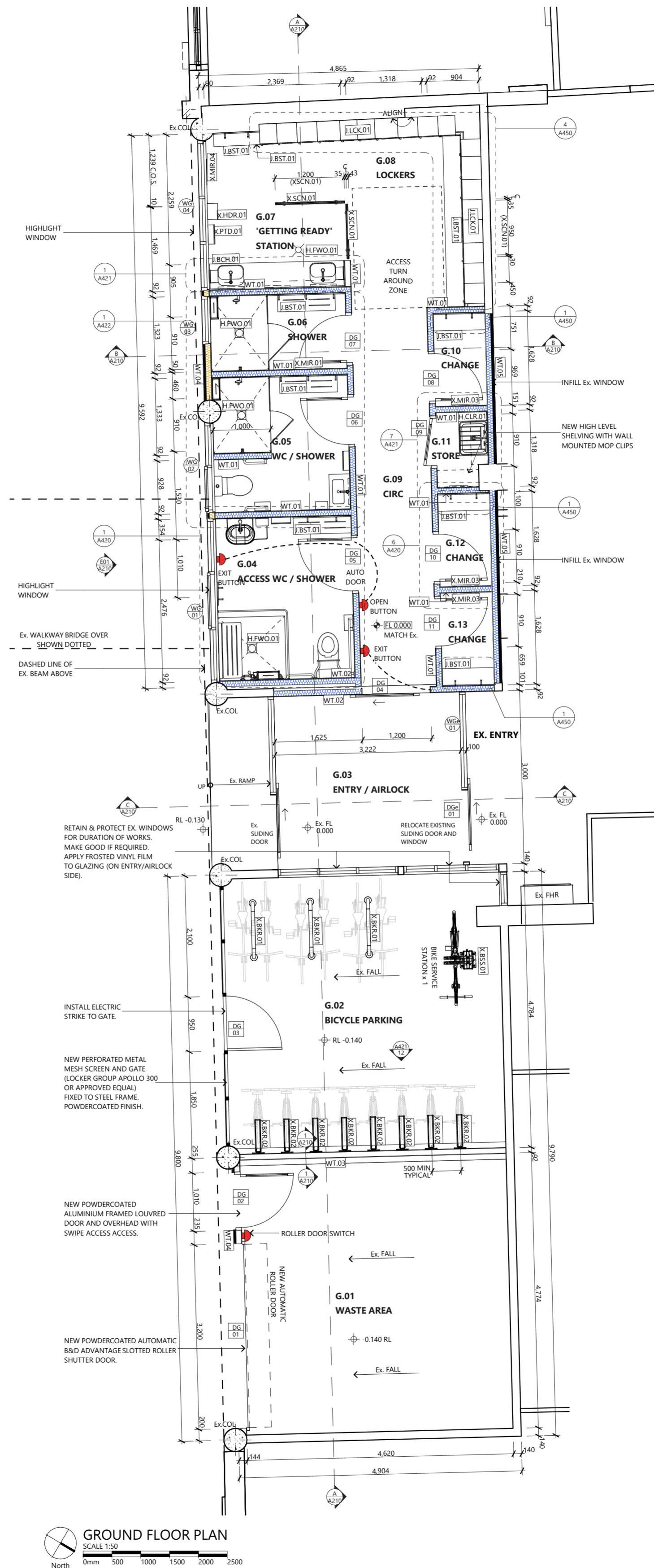
The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Site Plan [**15.2.1** - 1 page]
2. Floor Plan [**15.2.2** - 1 page]



SITE PLAN
SCALE 1:200
0mm 2000 4000 6000 8000 10000
North



16. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

16.1 Confirmation of the Minutes

Regulation 35(6) of the *Local Government (Meeting Procedures) Regulations 2015* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

16.2 Councillor's Leave of Absence

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

16.3 Councillor's Leave of Absence

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

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

16.4 End of Closed Session

To be determined in Closed Council.

17. MEETING CLOSURE

18. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 28 July 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.