



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 18 MAY 2023
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: 18 May 2023

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 4 May 2023 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 - 4 and 11 May 2023

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (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 Council, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. pre-Council Workshop conducted on 4 May 2023:

Disposal of 56 Frederick Street, Launceston

Councillors considered the disposal of property located at 56 Frederick Street, Launceston.

In Attendance: Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton.

2. Workshop conducted on 11 May 2023:

Visit Northern Tasmania

Councillors received an update on the activities of Visit Northern Tasmania.

Invermay ABCDE Learning Site

Councillors were provided with an update on the progress of the Invermay ABCDE Learning Site.

Commercial Leases - CPI Rental Increases and Structural Works - Blue Cafe

Councillors discussed structural upgrades and lease arrangement for Blue Café.

Customer Service Charter

Councillors considered the review of the City of Launceston Customer Service Charter.

Northern Suburbs Community Recreation Hub

Councillors received a briefing on the history and progress of the Northern Suburbs Community Recreation Hub development.

Former Birchalls/Katies Building Redevelopment

Councillors discussed the current progress regarding the re-development of the former Birchalls/Katies Building in the Brisbane Street Mall.

Events Sponsorship

Councillors were provided with outcomes of the Sponsorship Assessment Panel deliberations.

In Attendance: Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton.

Apologies: Councillor D H McKenzie

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 Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

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 General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Item 17.2 - Councillor's 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).

No Community Reports have been identified as part of this Agenda

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 - Jess Hoyle - Launceston Aquatic Centre

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, asked at the Council Meeting on 4 May 2023 by Jess Hoyle, have been answered by Dan Ryan (General Manager Community and Place Network).

Questions:

1. With all the current issues at the swimming pool regarding males in the female toilets, why do we not have a trauma informed policy with respect to women's changing facilities and toilets?

Response:

The Launceston Aquatic Centre is not currently experiencing issues in regard to males within female toilets and changing facilities. The Centre provides male and female change spaces with individual stalls, as well as three private changing areas.

2. Were you aware that on 3 March 2023 a man was in the female toilets with the door open?

Response:

The Council is not aware of any incident of this nature occurring at the Launceston Aquatic Centre on 3 March, 2023.

An instance of a man entering the female toilets was reported to staff on 4 March, 2023, however, an immediate investigation was undertaken which determined that his presence in the toilets was brief and an honest mistake.

8.1.2. Public Questions on Notice - Ray Norman - QVMAG, Amalgamation and the Housing Crisis

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question/questions, submitted to the Council in writing on 10 May 2023 by Ray Norman, have been answered by Shane Fitzgerald (General Manager Creative Arts and Cultural Services Network), Leanne Purchase (Acting Manager Organisational Services Network) and Dan Ryan (General Manager Community and Place Network).

Questions:

1. Will the City of Launceston Councillors call upon the QVMAG to report fulsomely upon its current operation position as a cost centre in order that both Councillors and the Minister for the Arts can assess the viability of continuing to fund the institution in the way it is currently funded, especially so given the already stated unsustainability of the status quo?

Response:

The Council is already provided with a quarterly report on the organisation's financial performance, which includes financial reporting on the Queen Victoria Museum and Art Gallery (QVMAG). In terms of the Minister for the Arts, it is advised that a copy of the QVMAG Annual Plan is provided each year and the QVMAG Futures Plan has also been provided and discussed.

2. Will the City of Launceston proactively initiate an open and transparent consultative process with Launceston constituents and those of adjoining constituencies and their operational wings, in an attempt to articulate more clearly, and inclusively, community aspirations and expectations in the impending amalgamation of local government jurisdictions?

Response:

The City of Launceston has no plans to run community consultation in parallel with the consultation being lead by the Local Government Board, currently in relation to the State 2 Interim Report. Members of the community who are interested in understanding the consultation that has taken place to date are encouraged to visit www.futurelocal.tas.gov.au. Members of the community who wish to engage with the Stage 2 Interim Report are encouraged to make a submission via <https://engage.futurelocal.tas.gov.au/make-submission>. The Local Government Board is accepting submissions until 21 June 2023.

3. Will the City of Launceston Councillors commit to forming new and more proactive engagement processes and specifically so in regard to securing and developing a new housing paradigm for the City, and indeed the region, in the light of the current cost of living crisis and the housing *crisis* ratepayers and citizens are increasingly being confronted with?

Response:

The City of Launceston currently engages proactively with various agencies, other levels of government, local business, community groups, sector specific bodies and community members in order to support the needs of Launceston's community, including those who are experiencing difficulties during the current economic and housing shortage climate. A variety of engagement channels are utilised, including the use of City of Launceston's Your Voice Your Launceston online platform, active participation in a wide-ranging mix of committees and partnerships which have been established to address community needs, and via direct engagement with community members through the Council's standard suite of communication and engagement channels.

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. DA0733/2022 - 28 Maitland Street and 20 Church Street Launceston - Residential - Construction of Two Additional Dwellings and Alterations to Visitor Car Parking Associated with DA0556/2020 and Consolidation of Two Lots

FILE NO: DA0733/2022

AUTHOR: Rachael Huby (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:	Engineering Plus (Tas) Pty Ltd
Property:	28 Maitland Street and 20 Church Street, Launceston
Zoning:	General Residential
Receipt Date:	7/12/2022
Validity Date:	9/12/2022
Further Information Request:	22/12/2022
Further Information Received:	29/03/2023
Deemed Approval (extension granted):	19/05/2023
Representations:	Five

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme Launceston

PREVIOUS COUNCIL CONSIDERATION:

Council - 27 November 2020 - Agenda Item 9.4 - 20 Church Street, Launceston - Residential - Demolition of Existing Dwelling and Construction of Four New Dwellings

STANDARDS REQUIRING PLANNING DISCRETION:

8.4.2 Setbacks and building envelope for all dwellings
8.4.3 Site coverage and private open space for all dwellings
8.4.6 Privacy for all dwellings

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme Launceston, a permit be granted for DA0733/2022 Construction of two additional dwellings and alterations to visitor car parking associated with DA0556/2020, and consolidation of two lots at 28 Maitland Street and 20 Church Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover Page, Prepared by Engineering Plus, Project name: Proposed Multiple Dwellings, Page No A00, Dated 06/12/2022.
- b. Site Plan - Existing & Demolition, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A01, Revision No. Rev A, Dated 06/12/2022.
- c. Site Setout Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A02, Revision No. Rev A, Dated 06/12/2022.
- d. Site Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A03, Revision No. Rev A, Dated 06/12/2022.
- e. Site Plan - Services, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A04, Revision No. Rev A, Dated 06/12/2022.
- f. Site Plan - Turning Paths, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A05, Revision No. Rev A, Dated 06/12/2022.
- g. Unit 5 & Unit 6 Ground Floor Construction Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A06, Revision No. Rev A, Dated 06/12/2022.
- h. Unit 5 & Unit 6 First Floor Construction Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A07, Revision No. Rev A, Dated 06/12/2022.
- i. Unit 5 & Unit 6 Ground Floor Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A08, Revision No. Rev A, Dated 06/12/2022.
- j. Unit 5 & Unit 6 First Floor Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A09, Revision No. Rev A, Dated 06/12/2022.
- k. Unit 5 & Unit 6 Roof Plan, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A10, Revision No. Rev A, Dated 06/12/2022.
- k. Unit 5 & Unit 6 - Elevations #1, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A18, Revision No. Rev A, Dated 06/12/2022.
- l. Unit 5 & Unit 6 - Elevations #2, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A19, Revision No. Rev A, Dated 06/12/2022.
- m. 3D Perspective #1, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A20, Revision No. Rev A, Dated 06/12/2022.

- n. 3D Perspective #2, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A21, Revision No. Rev A, Dated 06/12/2022.
- o. 3D Perspective #3, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A22, Revision No. Rev A, Dated 06/12/2022.
- p. 3D Perspective #4, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A23, Revision No. Rev A, Dated 06/12/2022.
- q. Shadow Plans #1, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A24, Revision No. Rev A, Dated 06/12/2022.
- r. Shadow Plans #2, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A25, Revision No. Rev A, Dated 06/12/2022.
- s. Shadow Plans #3, Prepared by Engineering Plus, Drawing No. 34021, Project name: Proposed Multiple Dwellings, Page No A26, Revision No. Rev A, Dated 06/12/2022.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, 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:

- a. Site Plans and Elevations that accurately demonstrate the finished floor level (FFL) of the dwelling, with contours where possible.
- b. Waste Disposal Area per specifications in the condition.
- c. Installation of a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the northern and southern sides of the decks and alfresco areas to both rear windows for Unit 5 and Unit 6.
- d. Installation of a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25% along the shaded driveway adjacent to the kitchen window for Unit 5 and Unit 6.

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. CAR PARKING

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans.

4. USE OF PARKING AREAS

Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.

5. 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.

6. WASTE DISPOSAL BINS - DOMESTIC

An area on the subject land must be set aside for the purpose of a waste disposal/collection bin and must meet the following:

- a. common storage areas must have minimum dimensions of 2.4m by 1.8m.
- b. exterior individual and common storage areas must be screened so they are not visible from any public road or thoroughfare.
- c. be located in a convenient position that allows ease of access from the building and moving the bin to the kerbside on collection days.
- d. be provided prior to the commencement of the use, maintained and used for the duration of the use.

7. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/02074-LCC, dated 23/12/2022 and attached to the permit.

8. DEMOLITION

- a. All demolition works must ensure the protection of property and services which are to either remain on or adjacent to the site from interference or damage.
- b. Burning of waste materials must not be undertaken on site.
- c. All rubbish/debris must be removed from the site for disposal at a licensed refuse disposal site.

9. HOURS OF CONSTRUCTION

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

10. 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.

11. 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.

12. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to 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.

13. 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 General Manager Infrastructure and Assets Network 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.

14. 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.

15. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's e-Services 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.

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 1m, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

17. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). No such items are to be placed within the road reserve without approval.

18. 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	1	1/20 Church Street
2	2	2/20 Church Street
3	3	3/20 Church Street
4	4	4/20 Church Street
5	5	5/20 Church Street
6	6	6/20 Church Street

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

19. 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.

20. 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.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0733/2022. 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 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. Fixed Equipment Use

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

REPORT:

1. THE PROPOSAL

The proposal is for consolidation of two lots and the construction of two additional dwellings and alterations to visitor car parking associated with DA0556/2020.

DA0556/2020 - Demolish existing dwelling and construction of four dwellings at 20 Church Street has been previously approved, however, has not yet been constructed. The subject site for the additional dwellings is essentially an extra lot that has been subdivided from the rear of 28 Maitland Street which was previously an L shaped lot and, therefore, is immediately adjacent to the 20 Church Street site.

The two additional dwellings are two-storey townhouses with four bedrooms, two bathrooms with the lower level constructed with brickwork and the upper floor clad with *Structuur*, *Nailstrip* or similar lightweight cladding weatherboard cladding and *Colorbond* cladded roof.

The properties also include a timber decked outdoor alfresco dining area, glass framed balustrade porch, walkway and stairs at the rear of the building. Due to the slope of the site, the double garage enters onto the ground floor with direct access to the dwelling. The unit design is a rectangular overall shape however it is set into the site slope and is situated over two levels. The upper floor ceiling height is 2.7m and ground floor ceiling height 2.4m with the building height reaching an average of approximately 8.1m above natural ground level.

The application includes the consolidation of the following lots of the proposed:

Lot	Existing Size	Proposed Size	Improvements
1-229274/1	735m ² 28 Maitland Street	1,770m ²	Vacant - currently the rear of 28 Maitland Street; two units proposed
2-60825/1	1,350m ² 20 Church Street		Existing dwelling and outbuilding (to be demolished); four units proposed (approved)

These units are to be constructed on the 28 Maitland Street with title: 229274/1. The development is reliant upon existing vehicle access with title 60825/1. Garaging for two cars at first floor level is provided for adjacent to the kitchen, dining and living area. Three visitor parking spaces for the entire site are also provided and the intention is for these to serve the entire development of six units as per DA0556/2020. *Colorbond* boundary fences between the units are proposed at a height of 1,800mm and will delineate the private space from the common areas at the site. No front fence is proposed.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



28 Maitland Street and 20 Church Street, Launceston (not to scale)

Address	20 Church Street and 28 Maitland Street, Launceston
Zone	General Residential
Size	1,350m ² and 735m ²
Access	Existing via 20 Church Street
Shape	Rectangular/Battle-axe
Slope	Slopes across both sites downward from west to east
Existing Structures	Single dwelling and associated outbuildings
Vegetation	Planted residential
Connection to Services	Connected to all reticulated services
Surrounding Land	Single and multiple dwellings on residentially zoned land
Overlays	Landslip Hazard, Airport Obstacle Limitation

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 2022/02074-LCC, dated 23/12/2022.
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 15 April to 1 May 2023. Five 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.

Issue 1 Traffic and parking congestion in Church Street and Maitland Street.
<i>Response 1</i> <i>This application has been assessed by as being compliant. This issue is also addressed in clause 3.5.1 of the Road and Railway Assets Code as being compliant.</i>
Issue 2 Availability of visitor car parking and amount allocated in the proposal.
<i>Response 2</i> <i>The application has been assessed against the Parking and Sustainable Transport Code Table C2.1 as being compliant.</i>
Issue 3 Burden of parking in the local area -requested on multiple occasions to at least have timed parking or permit parking on the street.
<i>Response 3</i> <i>The application has been assessed against the Parking and Sustainable Transport Code Table C2.1 as being compliant. Any parking compliance issues can be logged with the Council's Customer Service Team for attention.</i>
Issue 4 Integrity of the access and the retaining wall.
<i>Response 4</i> <i>This has been assessed and conditions have been recommended for inclusion on the previous permit DA0556/2020.</i>
Issue 5 Waste removal and available space for wheelie bins as generated by the development on Church Street.
<i>Response 5</i> <i>This has been identified as an issue and is addressed in clause 8.4.8. It is recommended that a condition is applied to the permit for an improved waste storage and disposal management is implemented.</i>
Issue 6 Privacy from habitable rooms to the neighbouring dwellings.
<i>Response 6</i> <i>This is addressed at clause 8.4.6.</i>
Issue 7 Elevation of the driveway and the parking area.
<i>Response 7</i> <i>This is addressed at clause 8.4.6.</i>
Issue 8 Overlooking and privacy of Unit 4.
<i>Response 8</i> <i>This dwelling position and impacts was assessed per previously approved development application DA0556/2020. This is not being assessed as part of this application.</i>

Issue 9 Removal of significant trees.
<i>Response 9</i> <i>The vegetation present on the site is not within a mapped area of priority vegetation and therefore there is not scope for the removal or requirement for the retention of said vegetation to be regulated under the planning scheme.</i>
Issue 10 Increased hard surfaces and stormwater drainage.
<i>Response 10</i> <i>Stormwater drainage regulation and management is the responsibility of the Council. Subdivision applications are assessed on their capability to be connected to services. This application has been assessed by the Infrastructure team as being compliant with the requirement of on-site detention. Any other sewer issues should be raised directly with Taswater. Any stormwater/drainage issues can be logged with the Council's Customer Service Team for attention.</i>
Issue 11 Elevated deck areas and alfresco area.
<i>Response 11</i> <i>This is addressed at clause 8.4.6. It is recommended that a condition is applied to the permit for screening of the deck areas.</i>
Issue 12 Two-storey development.
<i>Response 12</i> <i>The proposal is relatively consistent with development in the neighbouring area. This is addressed at clause 8.4.6. It is recommended that a condition is applied to the permit for screening of the deck areas.</i>

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 Tasmania Planning Scheme Launceston 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
Tasmanian Planning Scheme Launceston

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. DA0733/2022 - 28 Maitland Street and 20 Church Street, Launceston - Planning Scheme Assessment [**9.1.1** - 13 pages]
2. DA0733/2022 - 28 Maitland Street and 20 Church Street, Launceston - Representations [**9.1.2** - 8 pages]
3. DA0733/2022 - 28 Maitland Street and 20 Church Street, Launceston - TasWater SPAN [**9.1.3** - 2 pages]
4. DA0733/2022 - 28 Maitland Street and 20 Church Street, Launceston - Approved Planning Permit DA0556/2020 [**9.1.4** - 8 pages]
5. DA0733/2022 - 28 Maitland Street and 20 Church Street, Launceston - Plans to be Endorsed [**9.1.5** - 20 pages]

TITLE: DA0733/2022 - 28 Maitland Street, and 20 Church Street, Launceston - Construction of Two Additional Dwellings and Alterations to Visitor Car Parking Associated with DA0556/2020, and Consolidation of Two Lots

FILE NO: DA0733/2022

AUTHOR: Rachael Huby (Town Planner)

GENERAL MANAGER: Dan Ryan (Community and Place Network)

ATTACHMENT ONE:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Engineering Plus (Tas) Pty Ltd
Property:	28 Maitland Street and 20 Church Street, Launceston
Zoning:	General Residential
Receipt Date:	7/12/2022
Validity Date:	9/12/2022
Further Information Request:	22/12/2022
Further Information Received:	29/03/2023
Deemed Approval (extension granted):	19/05/2023
Representations:	5

PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is:

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

8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.0.3 To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.0.4 To provide for Visitor Accommodation that is compatible with residential character.

Consistent

8.4.1 Residential density for multiple dwellings

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
A1 Multiple dwellings must have a site area perdwelling of not less than 325m ² .
Complies
The site has an area of 735m ² and two (2) identical dwellings are proposed on this site. There is sufficient space including private open space.
Once the sites are consolidated the density for the six dwellings will be 346m ² .
It therefore is considered that the proposal sufficiently meets the acceptable solutions.

8.4.2 Setbacks and building envelope for all dwellings

The siting and scale of dwellings:
(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.
Consistent
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:
(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:
(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:
(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).
Relies on Performance Criteria
The proposal is for the construction of two additional dwellings. The unit design is a rectangular overall shape however it is set into the site slope and is situated over two levels. The upper floor ceiling height to 2.7m and ground floor ceiling height 2.4m with the building height reaching a maximum height of 8.24m above natural ground level.
Unit 5 exceeds the building envelope on the northern elevation and Unit 6 exceeds the building envelope on the southern elevation. The loss of amenity due to the visibility of the bulk and scale of the built environment as viewed by neighbouring properties must therefore be assessed against the performance criteria.
P3 The siting and scale of a dwelling must:
(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
(ii) overshadowing the private open space of a dwelling on an adjoining property;
(iii) overshadowing of an adjoining vacant property; and
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Complies

The loss of amenity to adjoining properties is not considered unreasonable for the following reasons:

(i) The proposed two additional dwellings are situated in an area that is an internal lot that is surrounded by other properties. The layout of these neighbouring properties is predominately such that the main dwelling is located toward the front of the lot and the remaining area of the site is undeveloped private open space. Therefore there will be no reduction in sunlight to the habitable rooms on these adjoining properties.

(ii) Overshadowing as a result of the proposed development will be evident to the site at the southern boundary at the rear and likely will extend in to the adjoining property at 32 Maitland Street. The impact is considered to be reduced by the presence of established vegetation at the rear of this lot.

The orientation of the site is such that overshadowing will be predominately in the afternoon time period. It could be argued that this is a favourable outcome during the hotter months and that the subject and surrounding sites private open space areas will benefit from morning sunlight throughout the year. As previously mentioned, the location of the development is an internal lot and the proposal is by nature amongst established dwellings.

(iii) There is no vacant land adjoining the site.

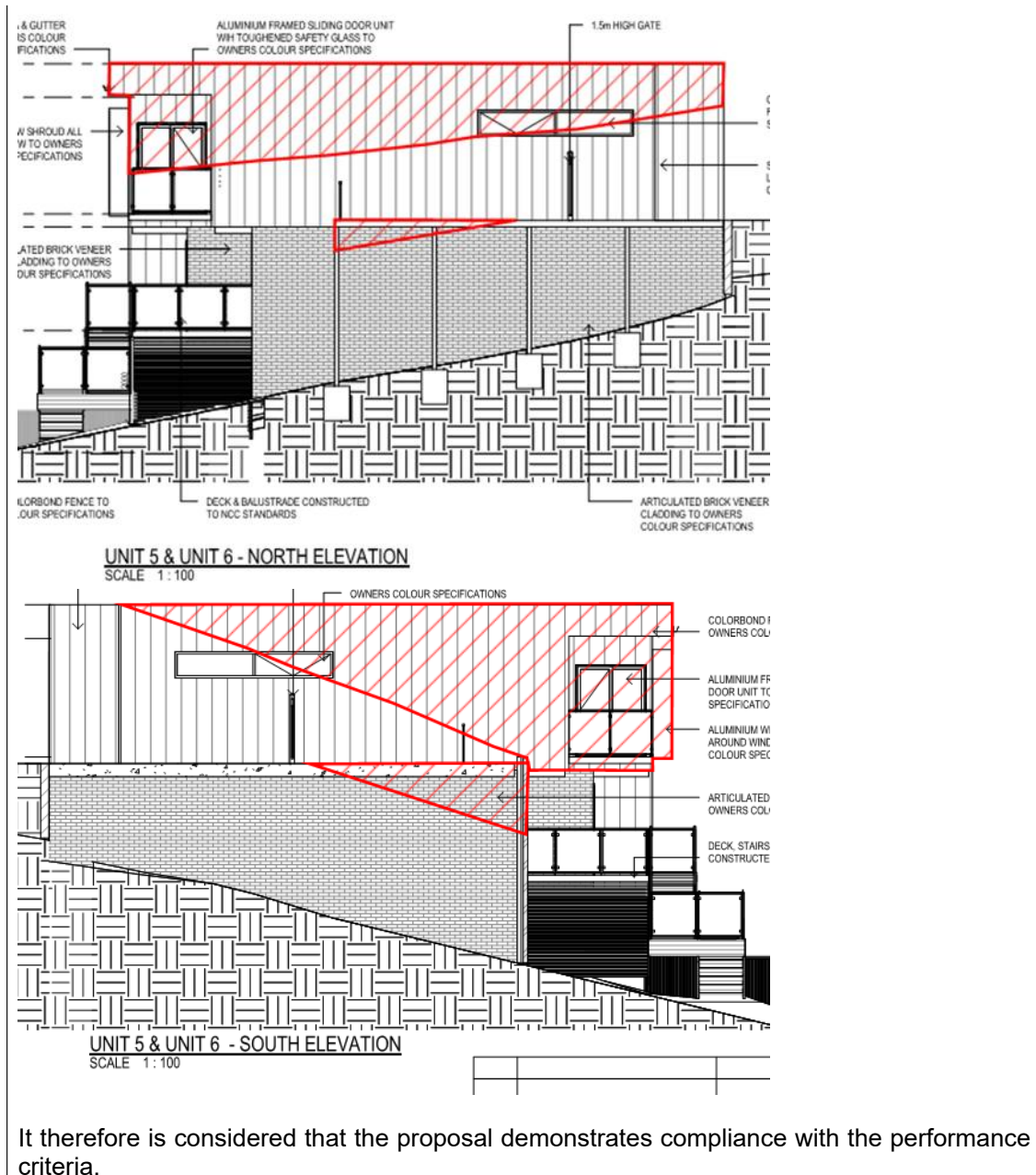
(iv) The additional dwelling design is a rectangular overall shape however it is set into the site slope and is situated over two levels. The development is somewhat constrained by the topography of the site.

The additional dwellings are also setback greater than 25m from the surrounding dwellings habitable rooms (i.e. kitchen, living) at 32 Maitland Street, 30 Maitland Street, 28 Maitland Street and 21 Church Street. This separation distance is also considered to reduce the visual bulk when viewed from the adjoining properties.

(b) The separation is consistent with neighbouring dwellings and structures in the surrounding area. The subject site is located in close proximity to a Commercial Area and Inner Residential Area. It is noted that in-fill development of this nature and urban expansion in the form of ancillary dwellings and multiple dwelling development is expected with the evolution of such a location.

Along Maitland Street/ Connaught Crescent distances between the established dwellings and associated structures range from as little as 1.65m up to 4.2m.

(c) Based on aerial imagery and the shadowing diagrams provided by the applicant there is no solar energy installation on neighbouring properties that will be affected by overshadowing from the proposal. The closest dwelling with solar is situated at the front of 28 Maitland Street and it is not within a simulated shadow trajectory.



8.4.3 Site coverage and private open space for all dwellings

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

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

<p>entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>
<p>Complies The subject site for the additional dwellings is 735m² and the site coverage for the proposed development equates to 45%.</p> <p>At the rear of each additional dwelling - Unit 5 & Unit 6 there is a substantial amount of private open space this is in excess of 150m² - for each dwelling.</p> <p>It therefore is considered that the proposal meets the acceptable solutions.</p>
<p>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(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);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(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);</p> <p>(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</p> <p>(d) has a gradient not steeper than 1 in 10.</p>
<p>Relies on Performance Criteria Both dwellings have an allocation of private open space in excess of 24m² and the minimum horizontal dimensions of the rear yards exceed the required 4m x 4m, however the gradient of the site is approximately 1:5. This does not meet the acceptable solutions and therefore must address the performance criteria.</p>
<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
<p>Complies The deck areas on both proposed dwellings (which have an identical floor plan) extend from the living and bedrooms areas, which will be convenient for the users of the dwelling. The lower level deck area equates to approximately 24m² and the upper alfresco space equates to 12m². In addition to these areas each dwelling has a further 150m² of open space within their rear yards.</p> <p>All the open space areas are also at the rear of the dwellings and are unobstructed from other built environment and will be exposed to sunlight from the north.</p> <p>It therefore is considered that the proposal demonstrates compliance with the performance criteria.</p>

8.4.4 Sunlight to private open space of multiple dwellings

<p>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</p>
<p>Consistent</p>

<p>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 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (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; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (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.
<p>Complies</p> <p>The additional dwellings both protrude from the building envelope area.</p> <p>However the majority of the private open space is located to the east of the dwellings and not to the south. Shadowing diagrams indicate that the rear space is not shaded by the proposal and there also is minimal vegetation present.</p> <p>Clause (c) is not applicable.</p> <p>It therefore is considered that the proposal meets the acceptable solutions.</p>

8.4.6 Privacy for all dwellings

<p>To provide a reasonable opportunity for privacy for dwellings.</p>
<p>Consistent</p> <p>A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.
<p>Relies on Performance Criteria</p> <p>The deck areas area at the rear of dwellings have a finished floor level greater than 1m height and are setback less than 3m to the side boundaries.</p> <p>The vehicle manoeuvring space to the south of Unit 6 will be screen by a 1.8m high fence which is considered to sufficiently meet the acceptable solutions.</p> <p>As the decks do not meet the acceptable solutions due to the lack of screening provided the performance criteria and must be addressed.</p>
<p>P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m</p>

<p>above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.</p>
<p>Complies</p> <p>The proposed dwellings have been assessed as having sufficient separation from existing dwelling habitable rooms, however the deck areas that face toward the side and rear of the side boundaries may have the potential for overlooking into neighbouring private open space. As such it is recommended a permit condition be applied which requires that a privacy screen is installed on the side of the deck to the height of no less than 1.7m. It therefore is considered that, with the application of the above condition, the proposal demonstrates compliance with the performance criteria.</p>
<p>A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>
<p>Complies</p> <p>The only windows proposed within 3m of the side and rear boundary is the garage windows which have a sill height of 1.7m meeting the acceptable solution.</p>
<p>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:</p> <p>(a) 2.5m; or (b) 1m if:</p> <p>(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.</p>
<p>Relies on Performance Criteria</p> <p>The kitchen area in both of the proposed additional dwellings have a window that abuts the shared driveway. There is no separation or screening proposed.</p> <p>This does not meet the acceptable solutions and therefore must address the performance criteria.</p>
<p>P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>Complies</p>

The kitchen area in both of the additional dwellings have a window that abuts the shared driveway.

The additional dwellings are designed such that the living area and garage are on the same level to utilise the driveway that is intended for the entire development. This has resulted in a reduction of privacy for the future inhabitants. The placement of the dwellings has been somewhat constrained by the topography of the site and the existing driveway placement that has been previously approved under DA0556/2020.

As such it is recommended that a permit condition be applied which requires a screen of not less than 1.7m in height OR fixed obscure glazing extending to a height of not less than 1.7m above the floor level to be installed prior to the commencement of the use.

It therefore is considered that, with the application of the above condition, the proposal sufficiently meets the performance criteria.

8.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

Consistent

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² 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 proposal is for the construction of two additional dwellings. Each of these dwelling has a nominated waste disposal area.

The proposal is for consolidation of two (2) lots and the waste management for the remaining dwellings is associated with DA0556/2020 and each unit is compliant.

However, it has been noted at a site inspection and mentioned within the representations that there is limited area available in the cul-de-sac of Church Street for the placement of individual unit's wheelie bins for waste collection. On the collection day(s) it is likely that this may cause conflict with vehicle traffic exiting the multiple dwelling development and also exiting from existing neighbouring dwellings. Similarly, it may prove challenging for the Council's waste contractor to manoeuvre and gain access to the bins to provide disposal of waste.

As such it is recommended a permit condition be applied which requires that an amended plan is submitted that nominates a centralised waste collection area at the site (ideally toward the entry at 20 Church Street) that services the entire multiple dwelling development. The plan is to be provided prior to building work commencing.

It therefore is considered that, with the application of the above condition, the proposal meets the acceptable solution.

8.6.1 Lot design

<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
<p>Consistent</p> <p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.
<p>Complies</p> <p>The proposed development includes consolidation of lots. Both lots are located in the same zone which is General Residential this satisfies clause (d).</p> <p>The proposed new dwellings will be situated on the 28 Maitland Street property with current title 229274/1, which is intended to be consolidated with 20 Church Street with current title 60825/1.</p> <p>It therefore is considered that the proposal meets the acceptable solution.</p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>
<p>Complies</p> <p>The proposal is for a consolidation of titles and not a subdivision. The existing access arrangements will remain in place for 20 Church Street per DA0556/2020 and the new dwellings are reliant upon this access.</p> <p>It therefore is considered that the proposal sufficiently meets the acceptable solutions.</p>

C2.0 Parking and Sustainable Transport Code

<p>The purpose of the Parking and Sustainable Transport Code is:</p> <ul style="list-style-type: none"> C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas. C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate. C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards. C2.1.6 To provide for parking precincts and pedestrian priority streets.
<p>Consistent</p>

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use
Consistent
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <p style="margin-left: 20px;">$N = A + (C - B)$</p> <p style="margin-left: 20px;">N = Number of on-site car parking spaces required</p> <p style="margin-left: 20px;">A = Number of existing on site car parking spaces</p> <p style="margin-left: 20px;">B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p style="margin-left: 20px;">C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>
Complies
<p>The code required two car parking spaces per dwelling for dwellings with two or more bedrooms, and one visitor space per four dwellings. The proposed development of two (2) additional dwellings have two (2) dedicated spaces within the attached double garage. The entire development (which comprises of 6 units in total) has three (3) nominated visitor car parking spaces.</p> <p>It therefore is considered that the proposal meets the acceptable solutions</p>

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.
Consistent
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
Complies
<p>The proposed development of two (2) additional dwellings have two (2) dedicated spaces and each unit has an attached double garage space. The entire development (which comprises of 6 units in total) has three (3) nominated visitor car parking spaces and nominated turning and passing bays adjacent to the main thoroughfare area and parking areas.</p>

The parking has a gradient of 10% or less; is constructed with an impervious all weather pavement; and drains to the reticulated stormwater system.

It therefore is considered that the proposal sufficiently meets the acceptable solutions

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Consistent

A1.1 Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or
- (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*.

Complies

The proposed development of two (2) additional dwellings have two (2) dedicated spaces and each unit has an attached double garage space. The entire development (which comprises of 6 units in total) has three (3) nominated visitor car parking spaces and nominated turning and passing bays adjacent to the main thoroughfare area and parking areas.

The proposed development of two (2) additional dwellings are reliant upon the existing access from 20 Church Street.

The parking has a gradient of 10% or less; is constructed with an impervious all weather pavement; and drains to the reticulated stormwater system. There is suitable dedicated space for vehicle manoeuvring and circulation when entering and exiting the property.

It therefore is considered that the proposal sufficiently meets the acceptable solutions

C2.6.3 Number of accesses for vehicles

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Consistent

A1 The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.

Complies

There is one (1) established access for the development at 20 Church Street. The proposed development of two (2) additional dwellings are reliant upon the existing access from 20 Church Street.

This is consistent with this type of development and neighbouring properties in the immediate area.

It therefore is considered that the proposal sufficiently meets the acceptable solutions

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Consistent

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Consistent

A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) a new junction;
- (b) a new vehicle crossing; or
- (c) a new level crossing.

Complies

The proposed development of two (2) additional dwellings are reliant upon the existing access from 20 Church Street.

It therefore is considered that the proposal meets the acceptable solutions.

A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

Complies

The proposed development of two (2) additional dwellings are reliant upon the existing access from 20 Church Street and vehicle movements were assessed per DA0556/2020. It is not envisaged that the construction of the two (2) additional units will not generate a further 20% or 40 vehicle movements per day. The units are 4 (4) bedrooms with two (2) car parking spaces. The *RTA -Guide to Traffic Generating Developments* has determined that an average dwelling which consists of 4 bedrooms generates on average 9.00 daily vehicle trips (VPD vehicles per day).

It therefore is considered that the proposal meets the acceptable solutions.

C16.0 Safeguarding of Airports Code

The purpose of the Safeguarding of Airports Code is:

C16.1.1 To safeguard the operation of airports from incompatible use or development.

C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

Consistent

C16.5.1 Sensitive use within an airport noise exposure area

That:

- (a) sensitive uses are appropriately located or designed to minimise exposure to excessive aircraft noise; and
- (b) the operation of airports are not compromised by the amenity expectations of sensitive uses.

Consistent

The existing dwelling is situated among an established area of residential use. The compatibility with the operation of the airport has also been demonstrated to date and the impact of the airport operation upon the new proposal will unlikely be any greater than what has currently be experienced at the site.

C16.6.1 Buildings and works within an airport obstacle limitation area

That buildings and works do not interfere with safe aircraft operations in the vicinity of an airport and on land within an airport obstacle limitation area.

Consistent

A1 Buildings and works within an airport obstacle limitation area associated with a Commonwealth- leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must have approval from the relevant Commonwealth department under the *Airports Act 1996* (Commonwealth).

Complies

The proposed development building height is approximately 30m AHD and therefore complies with the 316m AHD limit as per the code.

From: "Sally Parker" [REDACTED]
Sent: Sun, 16 Apr 2023 22:12:05 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: DA0733/2022 Submission

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

To whom it may concern,
I write to you to make a submission opposing the proposed development in its current form.

We reside at [REDACTED], a property we own, which shares a [REDACTED] with the proposed development at 28 Maitland Street and 20 Church St.

The key points of our opposition are set out below

1. Overlooking and Privacy concerns that will significantly impact on the privacy and quiet enjoyment of [REDACTED] by us ,its residents.
 - a. Unit 6 is built on the South boundary of the site and is elevated with respect to neighbouring properties. The site slopes upwards resulting in the upper floor being approximately 5.6 metres above ground and occupants eye level approximately 7.4m above ground. This elevation creates a vantage point that overlooks [REDACTED] St to a much greater degree and at a much closer proximity than any other property in the area.
 - b. Unit 6 has elevated decks and alfresco areas adjacent to South boundary and overlooking [REDACTED] at such a significant elevation that it would not be possible to screen out by plantings or other means. Social gatherings on these outdoor entertaining areas would be particularly intrusive on the private garden area of [REDACTED].
 - i. A mitigating action would be to redesign the building so that elevated outdoor entertaining areas are removed or positioned away from the South boundary.
 - c. The area above the Unit 6 subfloor adjacent to South boundary has an area noted as being used for garden shed and wheelie bins. It is elevated and overlooks [REDACTED].
 - i. A mitigation for this concern would be to define the proposed use and make it a condition of approval (if granted) to ensure that the area is not used for another purpose that could further impact on the privacy and quiet enjoyment of the residents of [REDACTED].
 - d. Unit 6 has Window shrouds shown on the upper floor window which are not dimensioned or defined. If these are appropriately sized they would partially mitigate the writers overlooking concern from occupants inside Unit 6 (not from the outdoor entertaining areas). The size of the window shrouds should be defined to ensure that they are not negligible or mitted and so that they do actually mitigate to a degree the overlooking of [REDACTED].
1. Overlooking and privacy concerns in relation to Unit 4 (which is already approved). The combined impact of Unit 6 and Unit 4 leads to an unacceptable intrusion on the privacy and quiet enjoyment of [REDACTED] by us.

- a. Unit 4 has large windows on the South elevation that are elevated 4-6m above ground and positioned approximately 8 metres from the boundary with [REDACTED]. These windows are in living rooms and are not defined as being of obscure glass.
 - b. Unit 4 has a large East facing picture window in the main living area that also overlooks [REDACTED] from an elevated vantage point.
2. Natural Value and Environment
- a. Removal of significant trees.
 - i. 20 Church Street and 28 Maitland Street currently contain significant native and introduced trees which add significantly to the character and natural value of the lower West Launceston area.
 - ii. In the case of 28 Maitland St there is a significant Elm tree and a large Horse Chestnut. These species are emblematic and part of the character of Launceston.
 - iii. In the case of 20 Church St there are sizable eucalypts that no doubt provide habitat for numerous birds and native animals.
 - iv. It is clear from the plans that the 20 Church St site will be cleared completely. It is not clear what the fate of the trees on 28 Maitland St will be but I anticipate that they will be removed because access for future tree maintenance will be blocked by the development.
 - v. The loss of all of these trees will in the writers opinion significantly detract from the character and natural value of the area.
 - b. 70-90% of the allotments are buildings or hard surfaces which will contribute to local warming in summer and excessive stormwater runoff. Rainwater should be contained on site and utilised on the property.
 - i. In the case of 20 Church St (Units 1-4) the site will be almost entirely covered in buildings or hard surfaces resulting in all rainwater falling on the site being directed into the West Launceston combined sewer/stormwater system or running off into neighbouring properties if not contained.
 - ii. In the case of the 28 Maitland St portion of the site (Units 5 & 6). It appears that at least 60% of the site is covered in buildings or hard surfaces.
 - iii. The West Launceston combined sewer/stormwater system is aging and prone to blockages and leaks. With the increased load from this development the risk of raw sewer overflow into surrounding properties is increased.
 - iv. All rainwater falling on the 20 Church St and 28 Maitland St sites should be contained and utilised on the site to mitigate this risk.
4. Insufficient visitor parking resulting in increased pressure on surrounding on street parking and inconvenience to pedestrians.
- a. The entire development consists of 6 dwellings. The development has only 3 visitor car parks.
 - b. Maitland Street and surrounding streets is already crammed with cars during business hours primarily from city and hospital workers. Units 1 -4 have only a single car garage which means any additional vehicles (which their is likely to be) will be parked in visitor spaces or on Street. Church street does not have any on-street parking and many vehicles park half on the footpath obstructing the passage of pedestrians. A development of this scale should have off-street parking for 2 cars and 1 visitor car for each dwelling in order to properly cater for the likely number of vehicles that will be present at any time.

- c. Similar style developments such as at 123 – 129 Margaret St where each dwelling has a double garage and space for off-street visitor parking which is an appropriate amount of parking for a development such as this.

For the record, we have not as yet received notification of the proposed development which as direct neighbours we would expect to be notified. We only became aware of the proposed development when the planning notice was posted at 28 Maitland St.

Regards
John Gardner and Sally Parker



Sent from [Mail](#) for Windows

From: "Deb Elmer" [REDACTED]
Sent: Tue, 18 Apr 2023 11:26:28 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0733/2022

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

Hi I have looked at the development application DA0733/2022

As a owner/resident of [REDACTED] I wish to lodge an objection due to the parking and traffic congestion already on Maitland st .

As the street is used extensively and daily for parking for employees of the LGH and multiple requests to fix this problem have been ignored I feel the further burden by the development will cause further street congestion. There is currently no available parking on the street during week days any visitors have to park over my driveway. I have requested on multiple occasions to at least have timed parking or permit parking on the street.

I have noted that there is only 2 visitor parking spaces for the visitors to the proposed units if more than 2 visitors for all the units where will they park? As they are 4 bedroom homes there will not be enough parking for each individual unit

The extra burden for parking has also been previously noted due to the proposed development of units in Knight st .

Thank you for your time

Deb Elmer
[REDACTED]

Sent from [Mail](#) for Windows

Dear Rachael

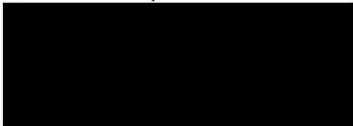
REGARDING DA0733/2022

I would like to make a comment on the recently advertised Development Application - DA0733/2022. It is not an objection, just a comment, with hopefully a successful outcome in the end.

The previous Development Application for part of this site (DA0556/2020) included a condition that required obscured glazing or privacy screening with a uniform transparency of not more than 25% be installed at the ground floor bedroom windows of Units 1, 2 and 3 and also the dining room windows of all dwellings.

To ensure the same and continued privacy and amenity enjoyed by neighbours (including myself) backing on to the development, I request that this condition be carried through to the new Development Application.

Yours sincerely



M L Bishop



FILE No.	DA0733/2022			
EO	<input checked="" type="checkbox"/>	OD	Box	<input checked="" type="checkbox"/>
RCV'D 24 APR 2023 COL				
Doc ID.				
Action Officer	Noted		Replied	

5 COPY TO; RHUBY

From: "Gwen Woods" [REDACTED]
Sent: Sun, 30 Apr 2023 23:48:53 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Written representation re Application for a Planning Permit DA0733/2022
Attachments: DA07332022 - Signed Representation.pdf

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

Chief Executive Officer
Launceston City Council

I have attached (Word document) a written representation (concerns really) in relation to the above application.
Hopefully you will find it all in order.

Sincerely
Gwen Woods

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

Representation (concerns) by owner/occupier of [REDACTED] (Gwenyth Enid WOODS) in relation to Application for a Planning Permit: DA0733/2022 at 28 Maitland Street, and 20 Church Street, Launceston

This proposal is residential for construction of two additional dwellings and alterations to visitor car parking associated with DA0556/2020 [for which I lodged a representation on 13/11/2020. A decision to approve, subject to conditions which addressed my prime concern was made on 27/11/2020, stating in para 7 - the requirement for and design of retaining walls shall be certified by a suitably qualified engineer.

I am not opposed per se to the proposal for construction of two additional dwellings and alterations to the already approved visitor car parking (associated with DA0056/2020), and consolidation of two (2) lots.

As stated in my previous representation, 'I do however have concerns as to how it might impact adversely on my own neighbouring property [REDACTED] I have lived at this property (initially as a tenant) since December 1976, eventually being a joint purchaser with my (now deceased) husband in approximately 1979.'

My concerns in relation to DA0733/2022 are similar but arise from the additional stress being added because of the extra two (2) units:

Access

- suitability of access because of additional traffic load with the additional two (2) units. Possibly an extra two (2) to four (4) vehicles regularly using the driveway of 20 Church Street, and how that will impact on the retaining walls. I do not believe the existing retaining walls (separating 20 & 21 Church Street) are of a suitable standard.

Waste & Recycling Collection

-- Being on a hairpin bend there is very limited space for wheelie bins on collection night (see attached photo on p.2).

There are 2 services for 21 Church Street, and currently 1 service for 20 Church Street. This means that there are usually 6 wheelie bins out for collecting as it is on recycling week and on green waste week.

There is 7 metres of kerb suitable for placing of wheelie bins. With each wheelie bin 580mm wide, allowing for the required 500mm space between bins, this means that when the 6 bins are out, they take up 6 metres.

How can maybe 16 wheelie bins (on recycling week) be placed kerbside? Where will the (possibly) extra 10 wheelie bins on recycling week be able to be put for collection? Even on green waste week (there are usually 2 green waste bins out for the 2 services at 21 Church Street, as well as 2 general waste bins). As there is likely to be 6 General Waste bins from 20 Church Street once the units are built, thus making a total of 10 bins requiring collection.

1

What possible solution does the Launceston City Council propose to this dilemma?



Available kerbside space for wheelie bins for 20 & 21 Church Street, showing that there is not sufficient space for the additional wheelie bins for what will be 5 extra services (once 20 Church Street goes from 1 residence to 6 residences).

I hope the Launceston City Council can give assurances that the retaining walls between 20 and 21 Church Streets (as detailed in my representation to the associated DA0556/2020) will be of a standard to cope with this additional stress relating to the two (2) extra units.

Sincerely

[Redacted signature]

Gwen Woods

[Redacted contact information]

30th April 2023

[Redacted contact information]



Submission to Planning Authority Notice

Council Planning Permit No.	DA0733/2022	Council notice date	20/12/2022
TasWater details			
TasWater Reference No.	TWDA 2022/02074-LCC	Date of response	23/12/2022
TasWater Contact	Ethar Rababah	Phone No.	0499 860 609
Response issued to			
Council name	CITY OF LAUNCESTON		
Contact details	Planning.Admin@launceston.tas.gov.au		
Development details			
Address	28 MAITLAND ST, LAUNCESTON	Property ID (PID)	6646443
Description of development	Multiple Dwellings x 2 (CT 229274/1)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
ENGINEERING PLUS	SITE PLAN – SERVICES/A04	A	06/12/2022
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) 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>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 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			
<p>Water Submetering</p> <p>As of July 1 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.</p>			



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) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
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

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 20 Church Street, Launceston

DEVELOPMENT/USE: Residential - Demolish existing dwelling and construction of four dwellings

ZONE: Inner Residential

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 27/11/2020 (Minute No: 9.4), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover sheet, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D00.01, dated 19/10/2020.
- b. Site Plan, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D01.01, dated 16/10/2020.
- c. Typical Unit Ground Floor Plan, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D01.02, dated 16/10/2020.
- d. Typical Unit First Floor Plan, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D01.03, dated 16/10/2020.
- e. Elevations, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D02.01, dated 16/10/2020.
- f. Elevations, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D02.02, dated 16/10/2020.
- g. Perspectives, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D09.01, dated 16/10/2020.
- h. Sun Study, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D09.02, dated 16/10/2020.
- i. Vehicle Turning and Access Plan, prepared by mj architecture, project no. 2010, unit development at 20 Church Street, Launceston, revision 02, page D09.03, dated 16/10/2020.
- j. Services Plan, prepared by DI Consulting Engineers, project no. 19321, unit development at 20 Church Street, Launceston, revision 0, page P01, dated 09/10/2020.
- k. Details, prepared by DI Consulting Engineers, project no. 19321, unit development at 20 Church Street, Launceston, revision 0, page P02, dated 09/10/2020.



Richard Jamieson

MANAGER CITY DEVELOPMENT

Date: 11 December 2020

Permit No: DA0556/2020

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager City Development. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must include:

- a. a clear 1.5m separation between the ground floor bedroom windows and the shared driveway, or suitable privacy screening;
 - b. the dining room window of each dwelling fitted with obscure glass or other external screening with a uniform transparency of not more than 25%;
 - c. location and height of all retaining walls following assessment of existing and required retention by a suitably qualified engineer;
 - d. landscape plan to integrate the frontage into the streetscape, provide screening to carparks, and landscaping of private open space;
 - e. the visitor car parking space rotated 90 degrees and shown as two parking spaces;
- and

3. EXISTING CONCRETE PARTY WALL

If the existing concrete party wall on the boundary with 16 Rocklyn Place is removed, a suitable structure shall be provided and the existing clothes line, or similar replacement, reinstated at a similar height above the ground.

4. 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.

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

6. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/01446-LCC, 29/10/2020 and attached to the permit.

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.

The requirement for and design of retaining walls shall be certified by a suitably qualified engineer.



Richard Jamieson

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Date: 11 December 2020

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8. PRIVACY SCREEN

Obscure glazing or privacy screening, with a uniform transparency of not more than 25% shall be installed at the ground floor bedroom windows of dwellings 1, 2 and 3, and at the dining room windows of all dwellings.

9. 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.

10. 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;
- e. the visitor parking spaces must be a minimum of 2.6m wide.

Parking areas and access lanes must be kept available for these purposes at all times.

11. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to restrict increases in stormwater discharge from the site arising from the proposed development.

The allowable discharge rate from the site is calculated on the basis of the land being developed with either 200m² of impervious area or at the existing state of site development, whichever is greater, for the design storm.

The design storm is the 20%AEP, one hour event.

The volume to be detained prior to overflow is to be the difference between the volume of the developed hydrograph and the volume of the allowable discharge hydrograph for the site resulting from the design storm event.



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Prior to the commencement of works, the plans and calculations must be submitted to the General Manager Infrastructure and Assets Network for approval. On completion, an as constructed plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

12. 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.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

14. 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.



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15. APPLICATION TO ALTER A STORMWATER SERVICE

To have an existing service connection physically removed/relocated/alterd, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

16. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

17. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 0.6m, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

18. STAGING OF WORKS WHERE DEVELOPMENT IS TO BE STAGED

If the development is to be staged, the following works must be provided with each Stage of the development and completed to the satisfaction of the Planning Authority:

Stage 1

- a. The single stormwater connection for the property referred to in Condition No. 14.
- b. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage, etc required for the unit(s) contained within Stage 1.
- c. The construction and sealing of that part of the driveway contained within the Common Property up to the southern boundary of Stage 1.

Subsequent Stages

- a. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage, etc required for the unit(s) contained within the Stage.
- b. The construction and sealing of that part of the driveway contained within the Common Property to the southern boundary of the Stage.



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Final Stage

- a. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage etc required for the unit(s) contained within the final Stage.
- b. The construction and sealing of the incomplete driveway and all other works including landscaping contained within the Common Property.

19. 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:

Unit No	Strata Lot No.	Street Address
1	1	1/20 Church Street
2	2	2/20 Church Street
3	3	3/20 Church Street
4	4	4/20 Church Street

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

20. 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.

21. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved refuse disposal facility or reclaimed/recycled if possible.

22. DEMOLITION

The Developer must:

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



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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0556/2020. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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



Richard Jamieson

MANAGER CITY DEVELOPMENT

Date: 11 December 2020

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PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

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.

F. Fireplace/Woodheater Use

Use of the fireplace/woodheater will be subject to the Environmental Management and Pollution Control (Smoke) Regulations 2019 or as superseded.

G. Heat Pump Use

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



Richard Jamieson

MANAGER CITY DEVELOPMENT

Date: 11 December 2020

Permit No: DA0556/2020



DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN - EXISTING & DEMO
A02	SITE SETOUT PLAN
A03	SITE PLAN
A04	SITE PLAN - SERVICES
A05	SITE PLAN - TURNING PATHS
A06	UNIT 5 & UNIT 6 - GROUND FLOOR CONSTRUCTION PLAN
A07	UNIT 5 & UNIT 6 - FIRST FLOOR CONSTRUCTION PLAN
A08	UNIT 5 & UNIT 6 - GROUND FLOOR PLAN
A09	UNIT 5 & UNIT 6 - FIRST FLOOR PLAN
A10	UNIT 5 & UNIT 6 - ROOF PLAN
A18	UNIT 5 & UNIT 6 - ELEVATIONS #1
A19	UNIT 5 & UNIT 6 - ELEVATIONS #2
A20	3D PERSPECTIVE #1
A21	3D PERSPECTIVE #2
A22	3D PERSPECTIVE #3
A23	3D PERSPECTIVE #4
A24	SHADOW PLANS #1
A25	SHADOW PLANS #2
A26	SHADOW PLANS #3

PROJECT INFORMATION

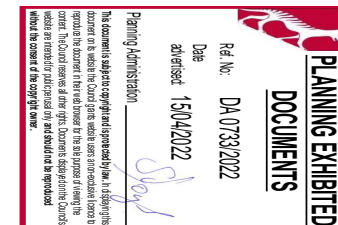
BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	6636309
BUILDING CLASS:	1A
PROPOSED DWELLING AREA(UNITS 5 & UNIT 6):	234.71m ²
PROPOSED PORCH AREA(UNITS 5 & 6):	2.38m ²
PROPOSED DECKED AREA (UNITS 5 & 6):	38.75m ²
DESIGN WIND SPEED:	N1
SOIL CLASSIFICATION:	'P'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	NO
FLOODING:	NO
LANDSLIP:	N/A
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED MULTIPLE DWELLINGS

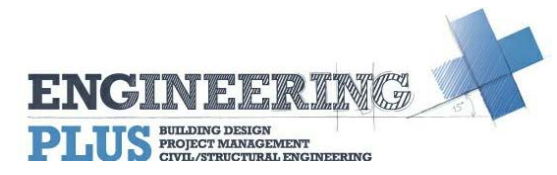
A. R. ARTHUR & P. J. FORD
28 MAITLAND ST
LAUNCESTON TAS 7250

LAUNCESTON CITY COUNCIL

ISSUED FOR APPROVAL



81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
Jack 0417 362 783 or Trin 0417 545 813



DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

LOT 1 PID: 6646443 TITLE: 229274/1 AREA: 735m ²	
UNIT 5 (LOT 2) - 364.12m ²	
	PRIVATE OPEN SPACES 12.00m ² (3.30%)
IMPERVIOUS SURFACE 172.53m ² (47.38%)	
UNIT 6 (LOT 2) - 268.40m ²	
	PRIVATE OPEN SPACES 12.00m ² (3.11%)
IMPERVIOUS SURFACE 186.46m ² (69.47%)	
NO. OF PARKING PER DWELLING : 2	
TOTAL NO. OF VISITOR PARKING: 1	
	1.8m HIGH COLORBOND FENCE

SITE PLAN
SCALE 1:350

ISSUED FOR APPROVAL

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Client: **A. R. ARTHUR & P. J. FORD**
Project: **PROPOSED MULTIPLE DWELLINGS**

Address: **28 MAITLAND ST
LAUNCESTON TAS 7250**

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trin@engineeringplus.com.au



Date Drawn: 08.11.21
Drawn: E.Tay
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

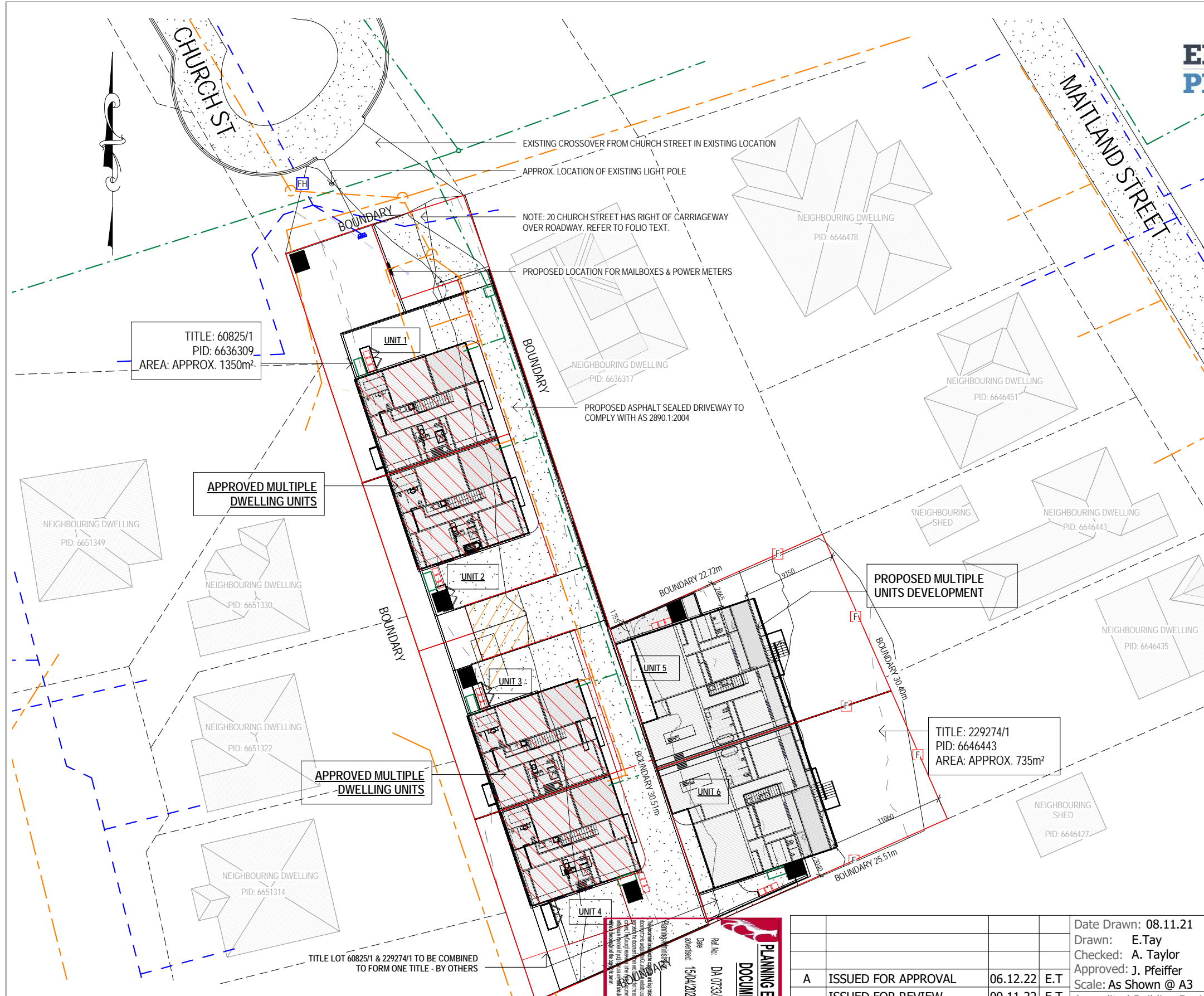
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No:	Rev
34021	A
A03	

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	06.12.22	E.T
-	ISSUED FOR REVIEW	09.11.22	E.T
-	PRELIM SITE PLAN	11.11.21	E.T

PLANNING EXHIBITED DOCUMENTS

Plan No: DA 0733/2022
Date addressed: 15/04/2022



TITLE: 60825/1
PID: 6636309
AREA: APPROX. 1350m²

APPROVED MULTIPLE DWELLING UNITS

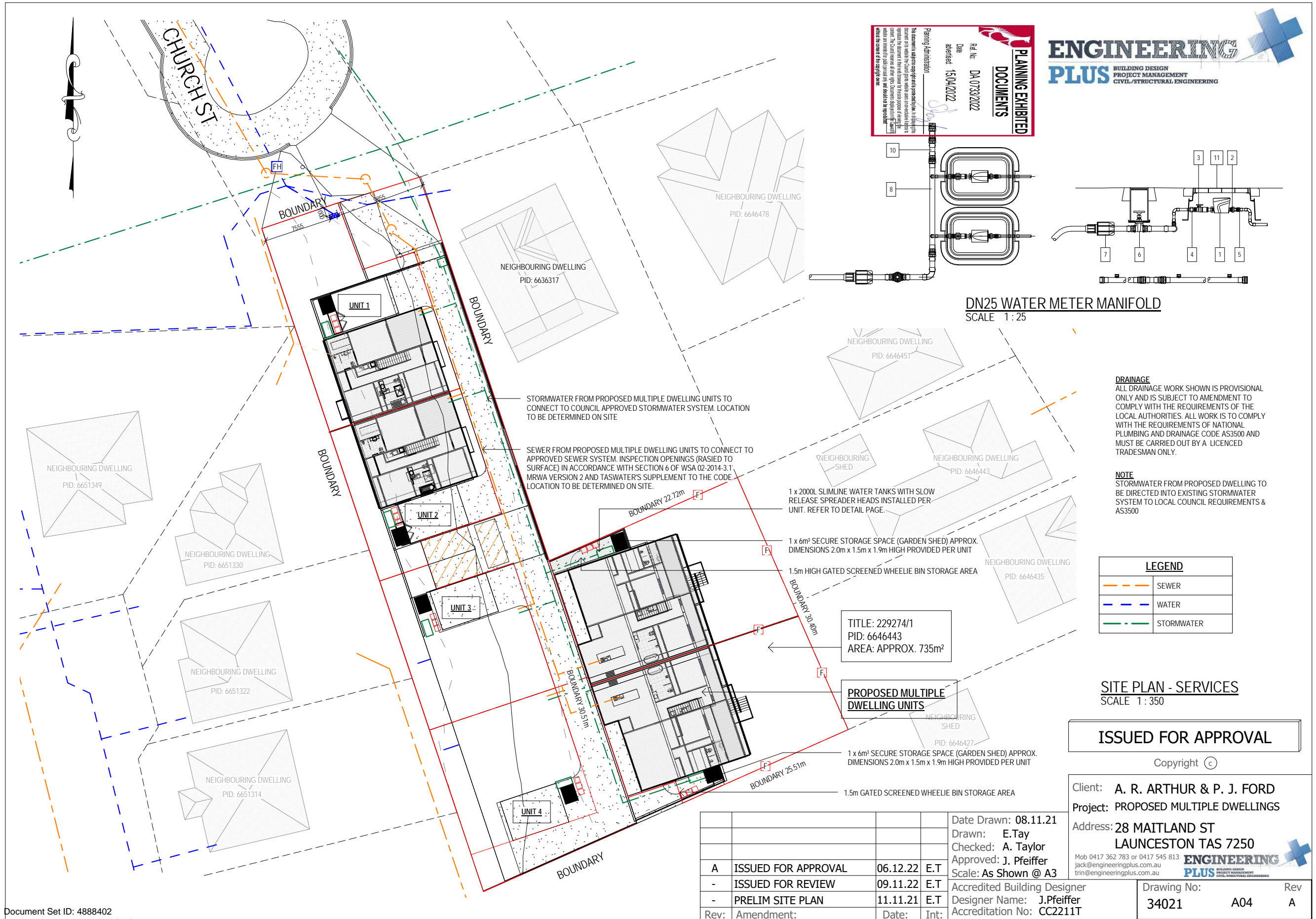
APPROVED MULTIPLE DWELLING UNITS

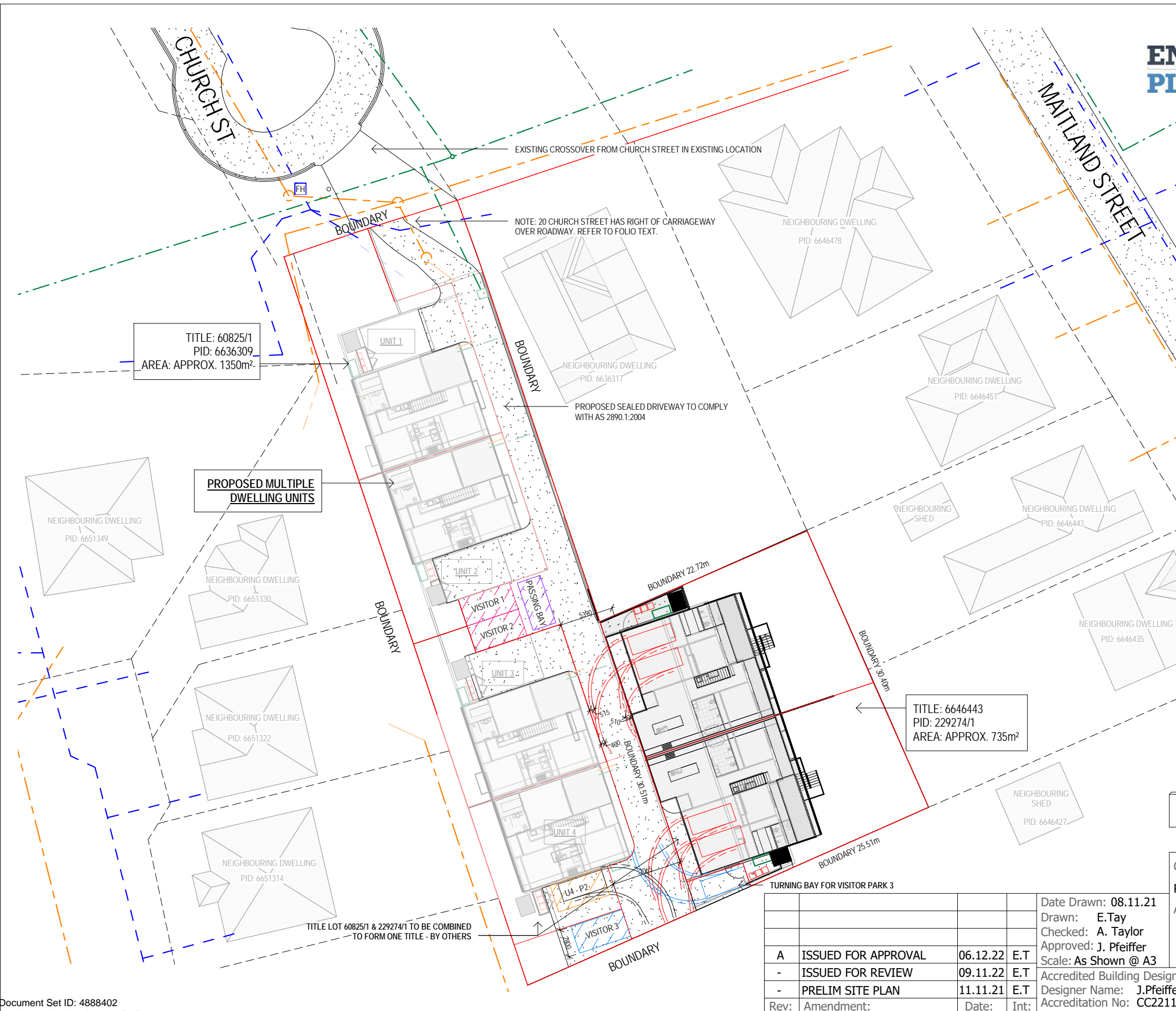
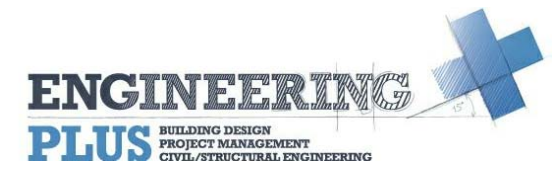
PROPOSED MULTIPLE UNITS DEVELOPMENT

TITLE: 229274/1
PID: 6646443
AREA: APPROX. 735m²

TITLE LOT 60825/1 & 229274/1 TO BE COMBINED TO FORM ONE TITLE - BY OTHERS

Document Set ID: 4888402
Version: 3, Version Date: 10/05/2023





TITLE: 60825/1
PID: 6636309
AREA: APPROX. 1350m²

PROPOSED MULTIPLE DWELLING UNITS

TITLE: 6646443
PID: 229274/1
AREA: APPROX. 735m²

PLANNING EXHIBITED DOCUMENTS

Ref No: DA 0733/2022
Date: 15/04/2022
Submitted: [Signature]

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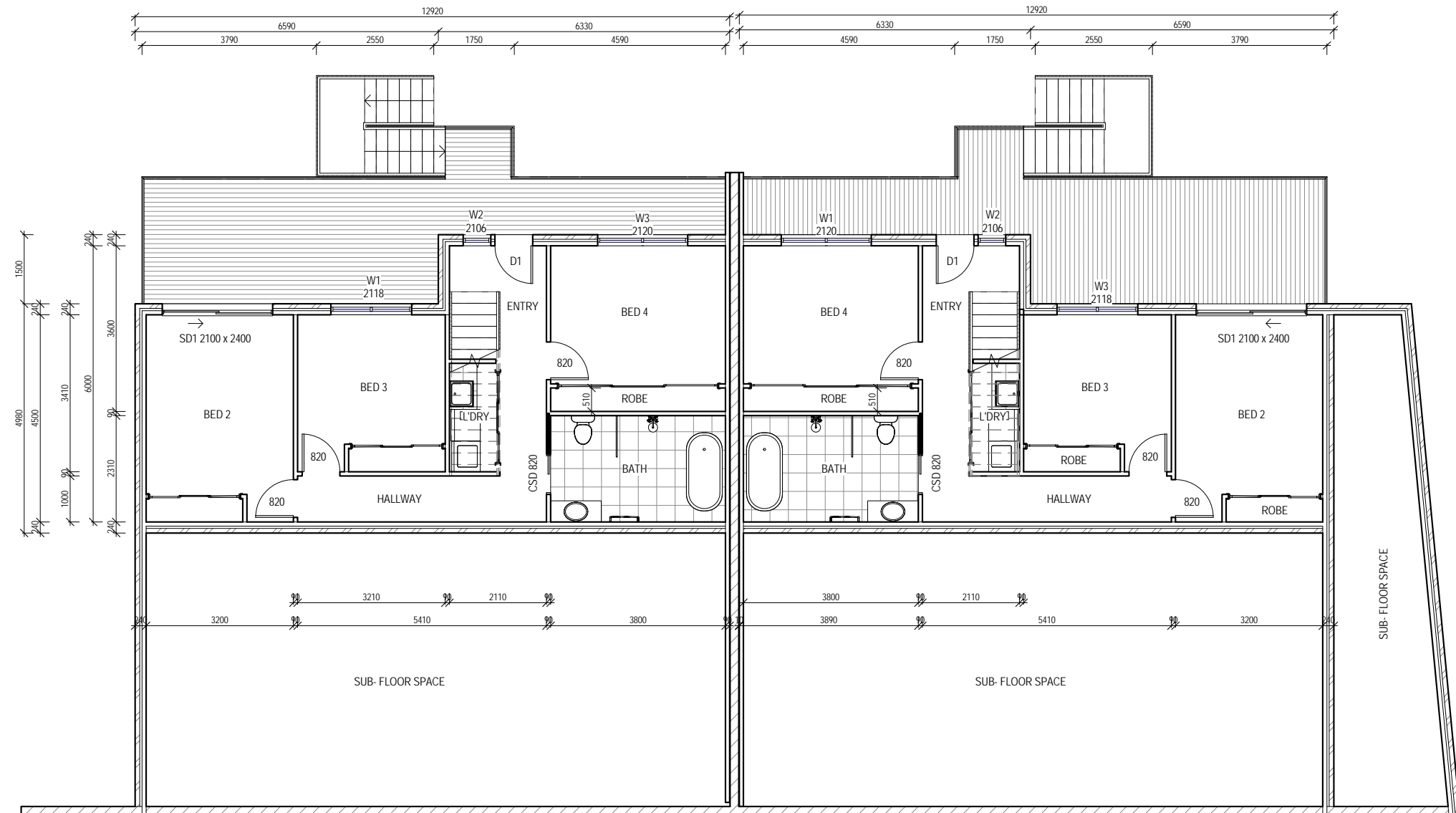
Client: A. R. ARTHUR & P. J. FORD
Project: PROPOSED MULTIPLE DWELLINGS
Address: 28 MAITLAND ST
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Mob 0417 362 783 or 0417 545 813
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Rev	Description	Date	Int
A	ISSUED FOR APPROVAL	06.12.22	E.T
-	ISSUED FOR REVIEW	09.11.22	E.T
-	PRELIM SITE PLAN	11.11.21	E.T
Rev:	Amendment:	Date:	Int:

Date Drawn: 08.11.21
Drawn: E.Tay
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No:	Rev
34021	A
A05	

Document Set ID: 4888402
Version: 3, Version Date: 10/05/2023



UNIT 1 - WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
U5 - W1	2100	1800	DG	4.3	0.55
U5 - W2	2100	600	DG	4.3	0.55
U5 - W3	2100	2000	DG	4.3	0.55
U5 - D1	2100	820	DG	4.0	0.61
U5 - SD1	2100	2400	DG	4.0	0.61

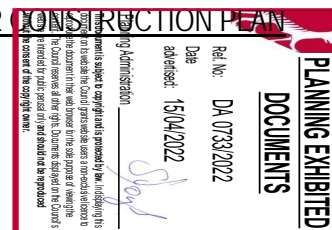
UNIT 2 - WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
U6 - W1	2100	2000	DG	4.3	0.55
U6 - W2	2100	600	DG	4.3	0.55
U6 - W3	2100	1800	DG	4.3	0.55
U6 - D1	2100	820	DG	4.0	0.61
U6 - SD1	2100	2400	DG	4.0	0.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

Area Schedule (Gross Building)		
Name	Area	Area (sq)
UNIT 5 - DECK	38.75 m ²	4.17
UNIT 5 - FIRST FLOOR AREA	160.87 m ²	17.32
UNIT 5 - GROUND FLOOR AREA	73.84 m ²	7.95
UNIT 5 - PORCH	2.38 m ²	0.26
UNIT 6 - DECK	38.75 m ²	4.17
UNIT 6 - FIRST FLOOR AREA	160.87 m ²	17.32
UNIT 6 - GROUND FLOOR AREA	73.84 m ²	7.95
UNIT 6 - PORCH	2.39 m ²	0.26
	551.69 m ²	59.39

UNIT 5 & UNIT 6 - GROUND FLOOR CONSTRUCTION PLAN
SCALE 1:100



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Client: **A. R. ARTHUR & P. J. FORD**
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Address: **28 MAITLAND ST
LAUNCESTON TAS 7250**

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ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

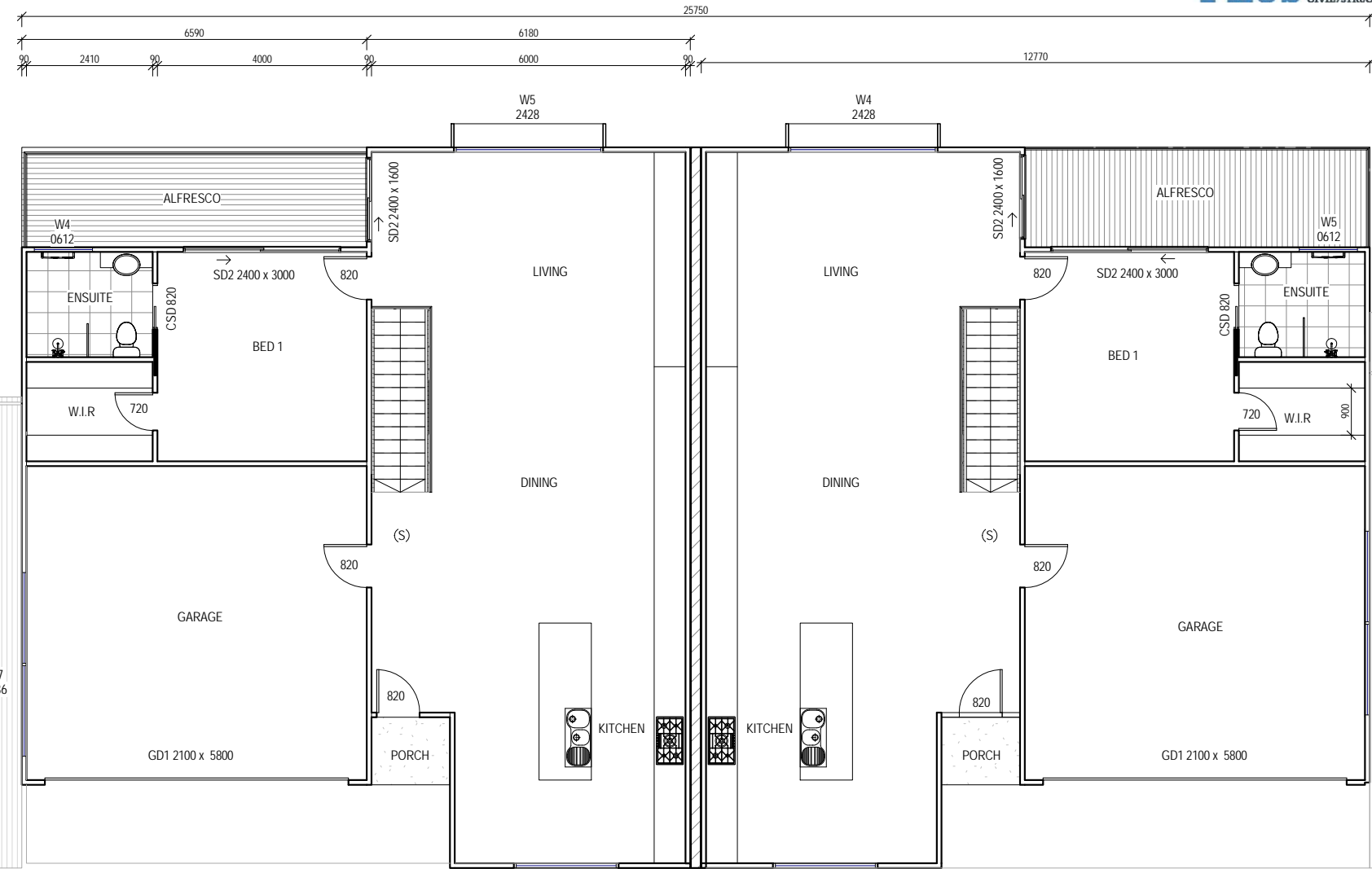
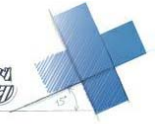
Date Drawn: **08.11.21**
Drawn: **E. Tay**
Checked: **A. Taylor**
Approved: **J. Pfeiffer**
Scale: **As Shown @ A3**

Accredited Building Designer
Designer Name: **J. Pfeiffer**
Accreditation No: **CC2211T**

Drawing No: **34021** Rev **A**
A06

Rev	Description	Date	Int
A	ISSUED FOR APPROVAL	06.12.22	E.T
-	ISSUED FOR REVIEW	09.11.22	E.T
-	PRELIM SITE PLAN	11.11.21	E.T
Rev:	Amendment:	Date:	Int:

Document Set ID: 4888402
Version: 3, Version Date: 10/05/2023



UNIT 1 - WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
U5 - W4	600	1200	DG	4.3	0.55
U5 - W5	2400	2800	DG	4.3	0.55
U5 - W6	2400	2000	DG	4.3	0.55
U5 - W7	600	3600	DG	4.3	0.55
U5 - SD2	2400	3600	DG	4.0	0.61
U5 - SD3	2400	3600	DG	4.0	0.61

UNIT 2 - WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
U6 - W4	2400	2800	DG	4.3	0.55
U6 - W5	600	1200	DG	4.3	0.55
U6 - W6	600	3600	DG	4.3	0.55
U6 - W7	2400	2000	DG	4.3	0.55
U6 - SD1	2400	3000	DG	4.0	0.61
U6 - SD2	2400	2600	DG	4.0	0.61

DISCLAIMER:
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Area Schedule (Gross Building)		
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UNIT 6 - GROUND FLOOR AREA	73.84 m ²	7.95
UNIT 6 - PORCH	2.39 m ²	0.26
	551.69 m ²	59.39

UNIT 5 & UNIT 6 - FIRST FLOOR CONSTRUCTION PLAN

SCALE 1 : 100

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0733/2022
Date advised: 15/04/2022

Planning Administration
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Client: **A. R. ARTHUR & P. J. FORD**
Project: **PROPOSED MULTIPLE DWELLINGS**
Address: **28 MAITLAND ST
LAUNCESTON TAS 7250**

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Rev	Description	Date	Int
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-	ISSUED FOR REVIEW	09.11.22	E.T
-	PRELIM SITE PLAN	11.11.21	E.T
Rev:	Amendment:	Date:	Int:

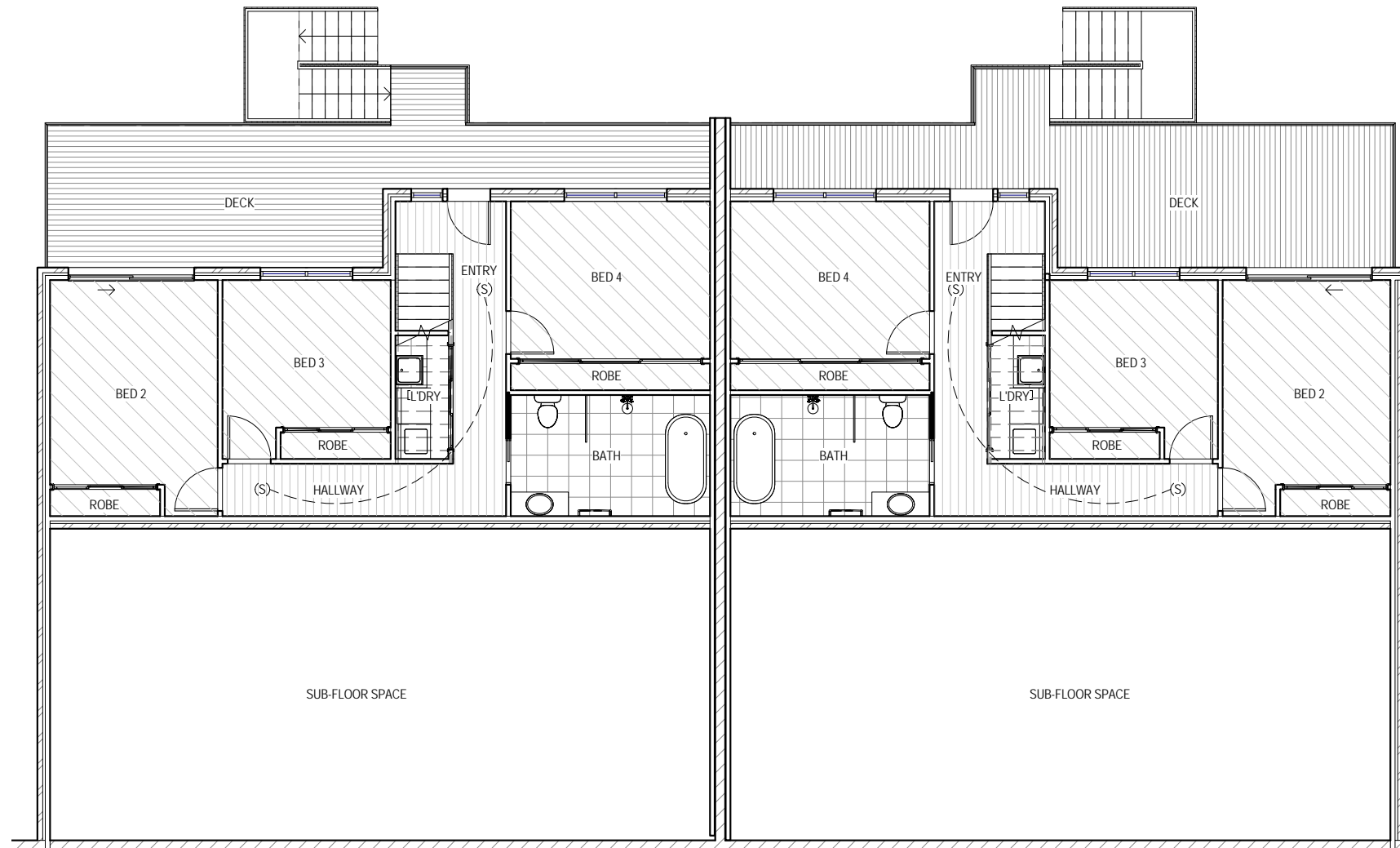
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Drawn: E.Tay
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 34021
Rev: A07 A

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0733/2022
 Date advised: 15/04/2022
 Planning Administrator: *J. Pfeiffer*

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FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	TIMBER FLOORING

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH BCA PART 3.7.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS BETWEEN LEVELS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
UNIT 5 - DECK	38.75 m ²	4.17
UNIT 5 - FIRST FLOOR AREA	160.87 m ²	17.32
UNIT 5 - GROUND FLOOR AREA	73.84 m ²	7.95
UNIT 5 - PORCH	2.38 m ²	0.26
UNIT 6 - DECK	38.75 m ²	4.17
UNIT 6 - FIRST FLOOR AREA	160.87 m ²	17.32
UNIT 6 - GROUND FLOOR AREA	73.84 m ²	7.95
UNIT 6 - PORCH	2.39 m ²	0.26
	551.69 m ²	59.39

UNIT 5 & UNIT 6 - GROUND FLOOR PLAN
 SCALE 1 : 100

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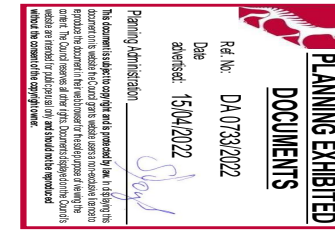
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 Project: **PROPOSED MULTIPLE DWELLINGS**
 Address: **28 MAITLAND ST
 LAUNCESTON TAS 7250**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



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Accredited Building Designer	Designer Name: J.Pfeiffer	Accreditation No: CC2211T	Drawing No: 34021	Rev A
Rev: Amendment:	Date:	Int:	A08	A

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 Version: 3, Version Date: 10/05/2023



UNIT 5 & UNIT 6 - FIRST FLOOR FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	TIMBER FLOORING

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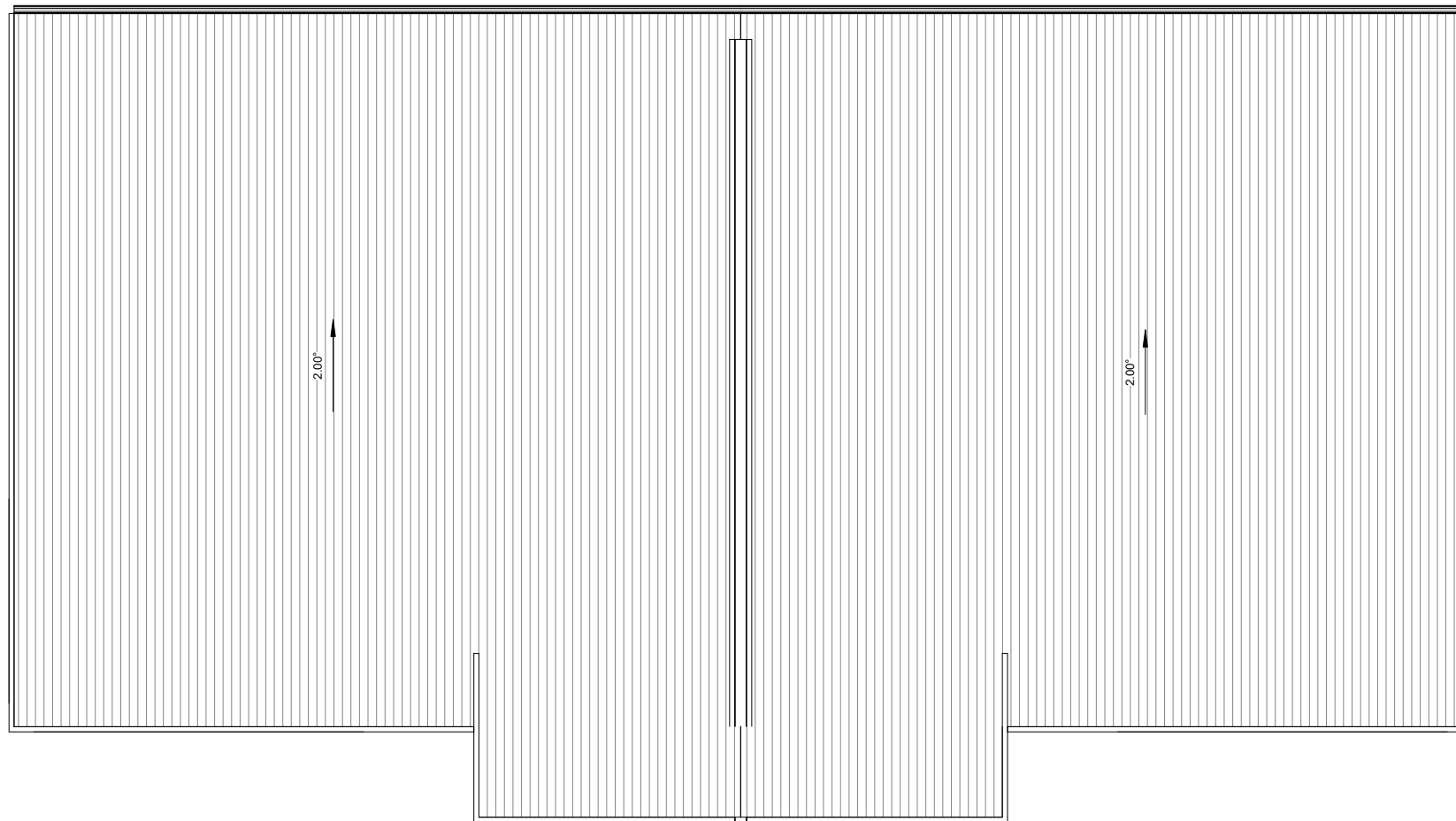
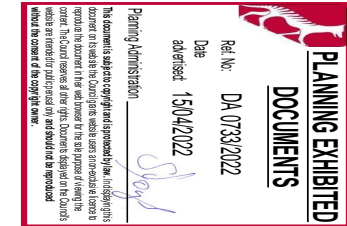
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			A09	

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UNIT 5 & UNIT 6 - ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. BCA VOLUME 2 PART 3.5.1.3
COLOURBOND 'TRIMDEK' METAL SHEETING INSTALLED IN
ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS
RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET
INSTALLATION, FIXINGS & FLASHINGS

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-15 DEGREES - MINIMUM 200 MM.
- ABOVE 15 DEGREES - MINIMUM 150 MM.
- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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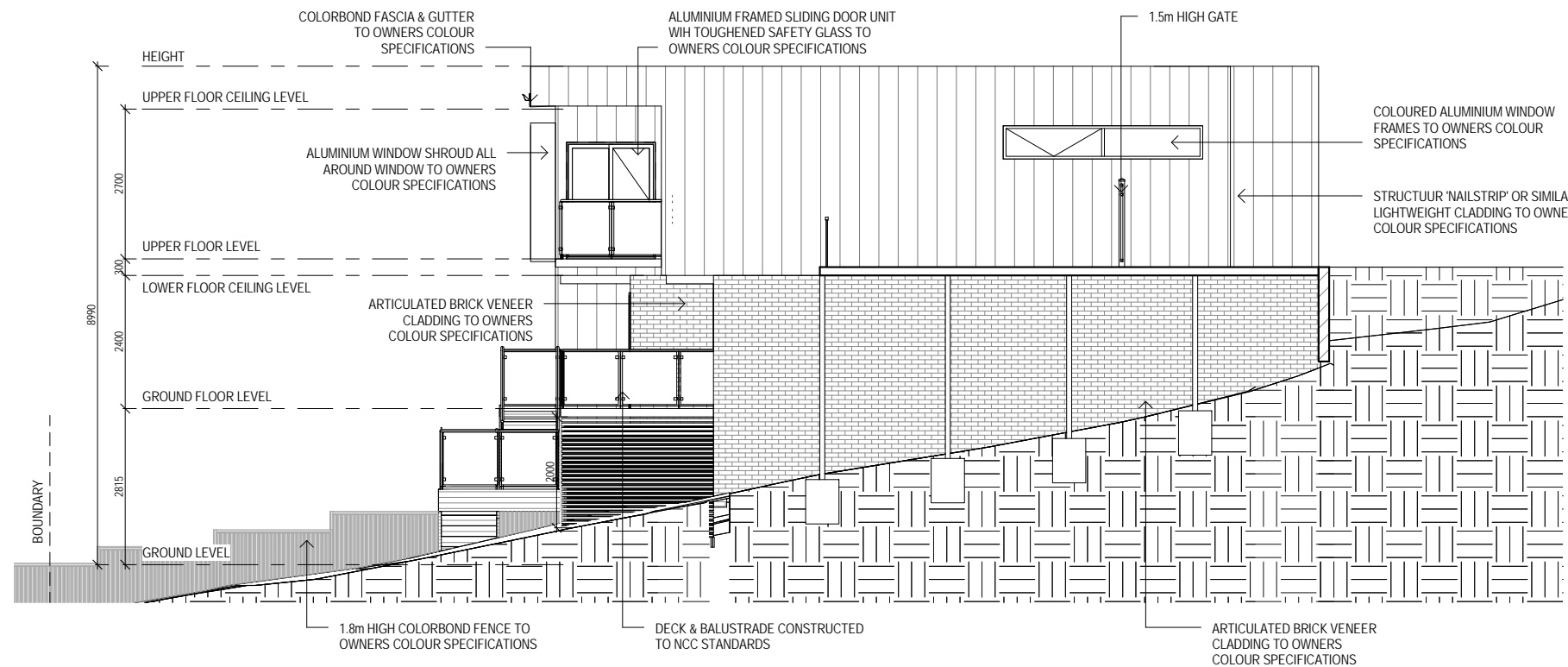
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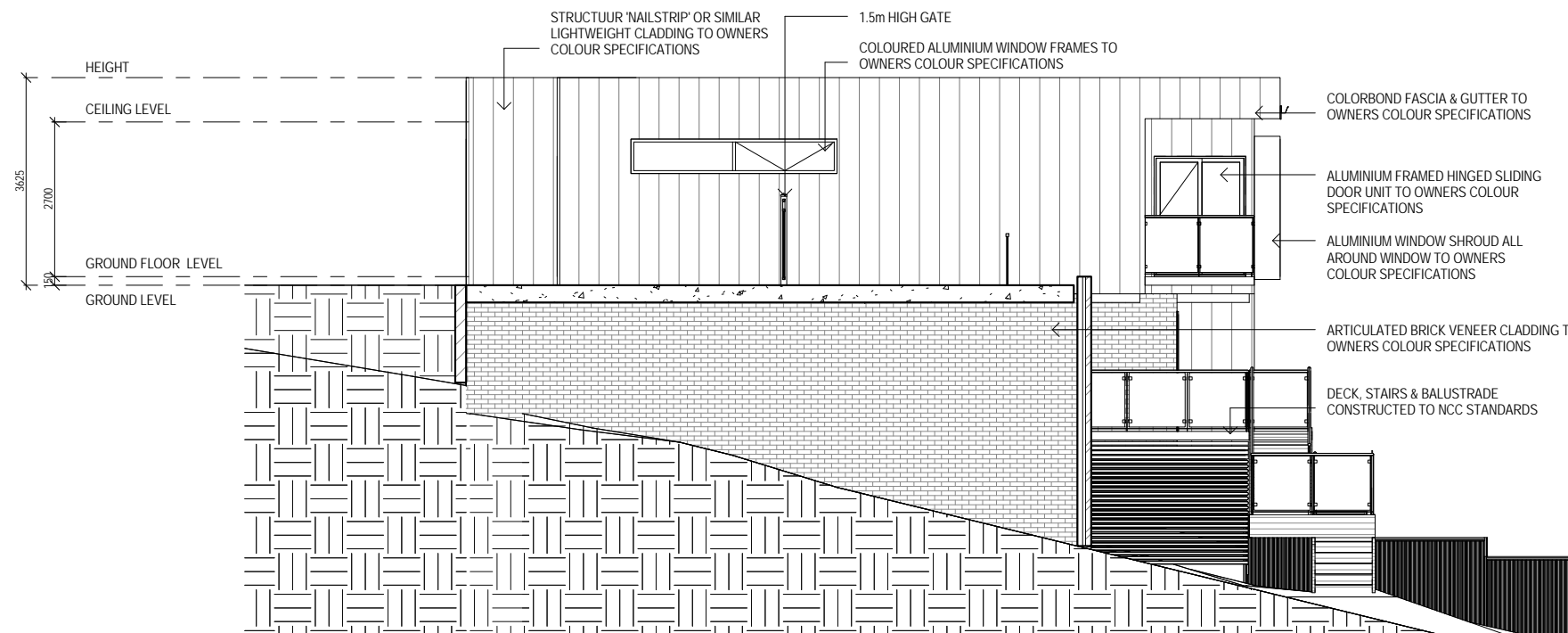
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-	PRELIM SITE PLAN	11.11.21	E.T	Accreditation No: CC2211T
Rev:	Amendment:	Date:	Int:	

Drawing No: 34021
Rev A

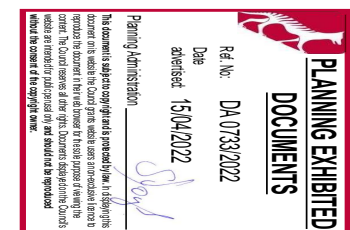
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UNIT 5 & UNIT 6 - NORTH ELEVATION
SCALE 1:100



UNIT 5 & UNIT 6 - SOUTH ELEVATION
SCALE 1:100



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Rev: A18 A

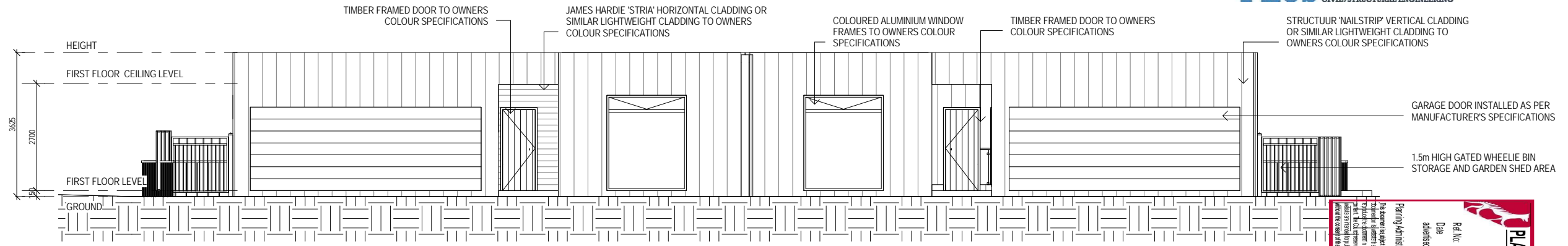
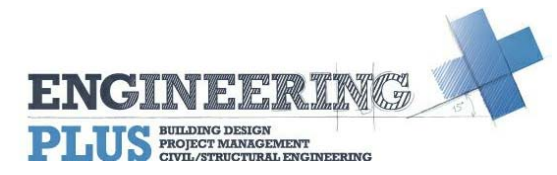
EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5
EAVE WIDTH - - DESIGN WIND SPEED NI

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

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UNIT 5 & UNIT 6 - WEST ELEVATION
SCALE 1:100

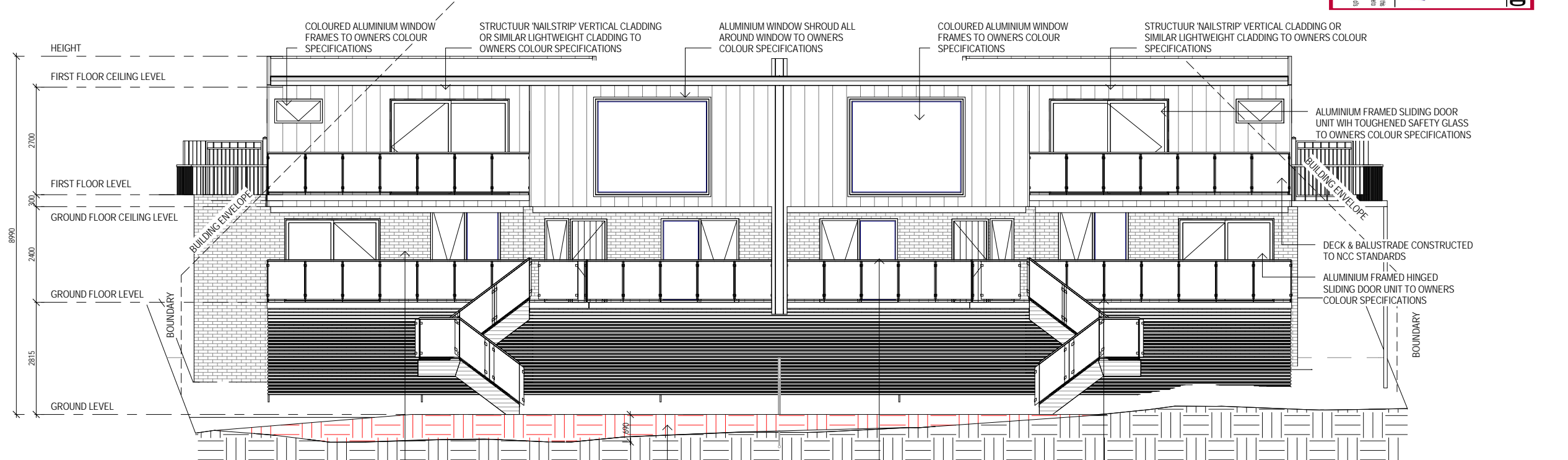
PLANNING EXHIBITED DOCUMENTS

Ref No: DA 0733/2022
Date: 15/04/2022

Planning Administration

[Signature]

The documents depicted on this page are prepared by me in compliance with the provisions of the Planning Act 2017 and the Planning Regulations 2017. I am a registered professional engineer and a member of the Engineering Council of Australia. I have prepared these documents in accordance with the provisions of the Planning Act 2017 and the Planning Regulations 2017. I warrant that the documents are true and correct copies of the documents as they exist.



UNIT 5 & UNIT 6 - EAST ELEVATION
SCALE 1:100

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SELECTED ALUMINIUM FRAMED WINDOWS - BQA VOLUME 2 PART 3.6
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: NI 28m/s
- TERRAIN CATEGORY: T2.5 (PS)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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Version: 3, Version Date: 10/05/2023

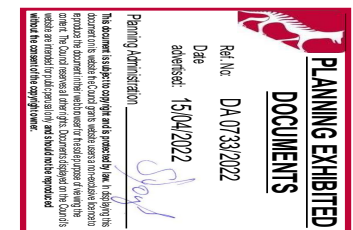
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Client: A. R. ARTHUR & P. J. FORD
Project: PROPOSED MULTIPLE DWELLINGS
Address: 28 MAITLAND ST
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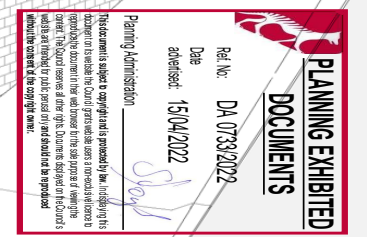
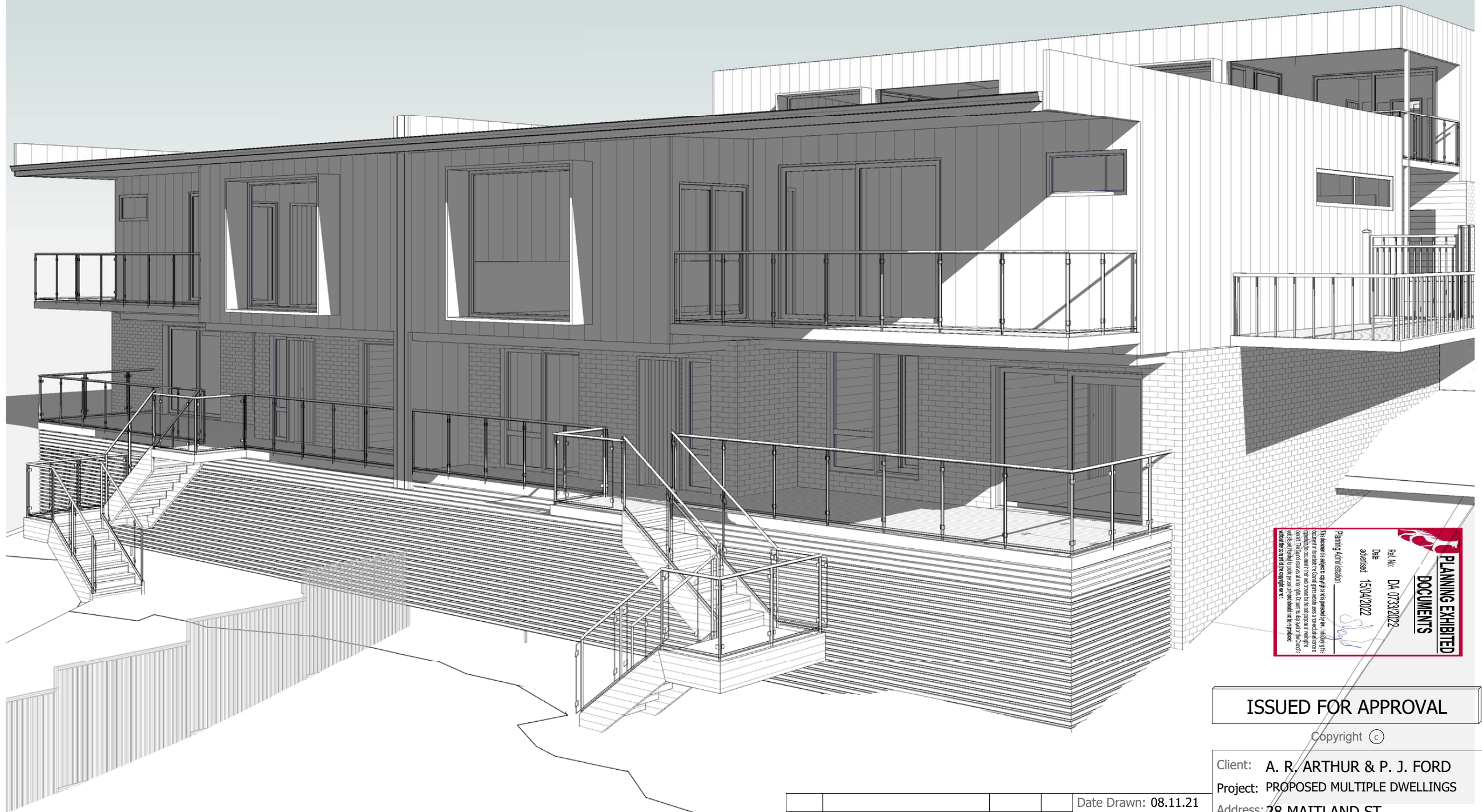


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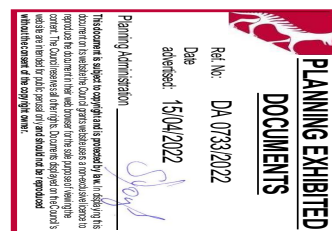
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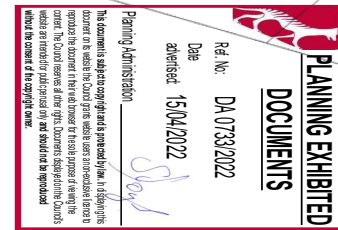
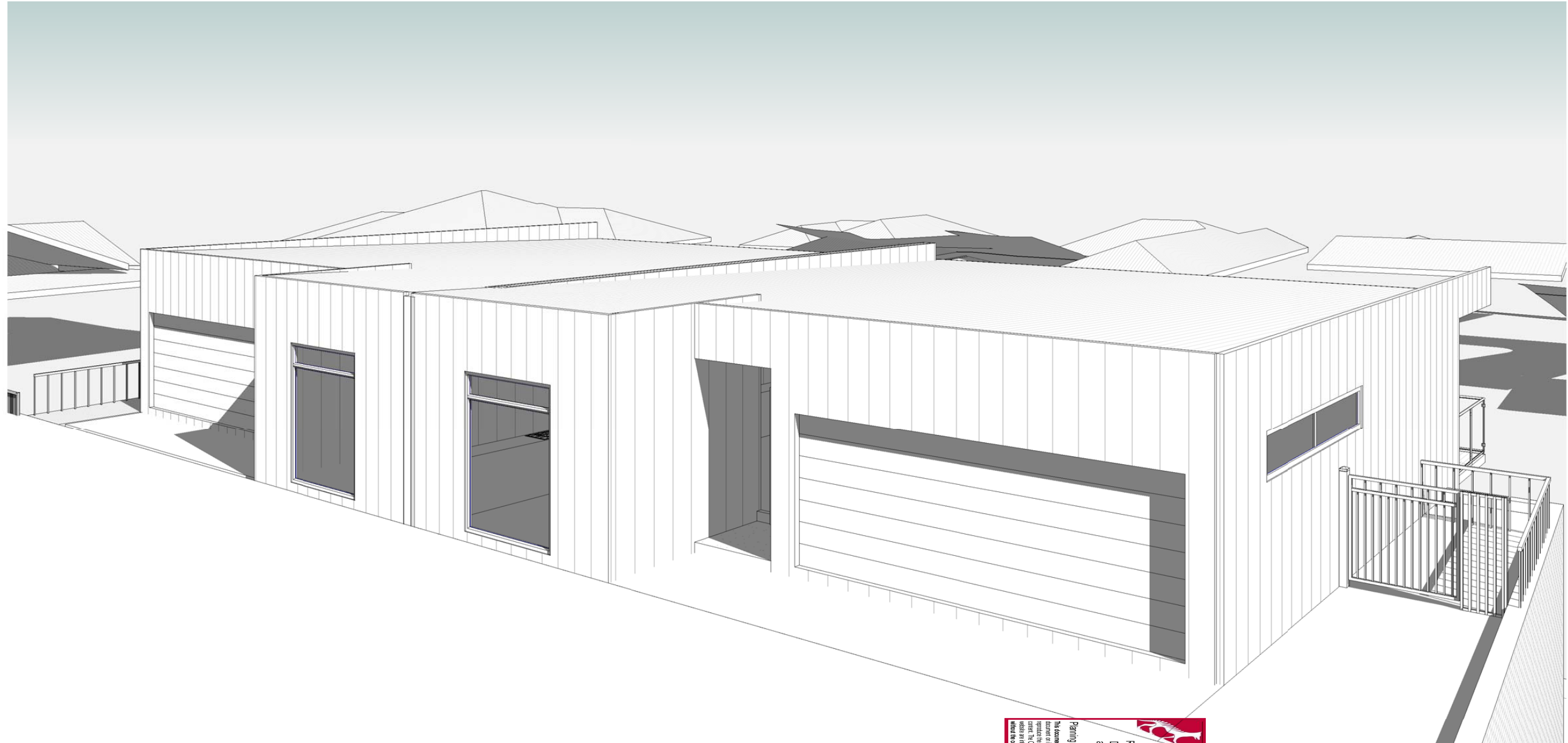


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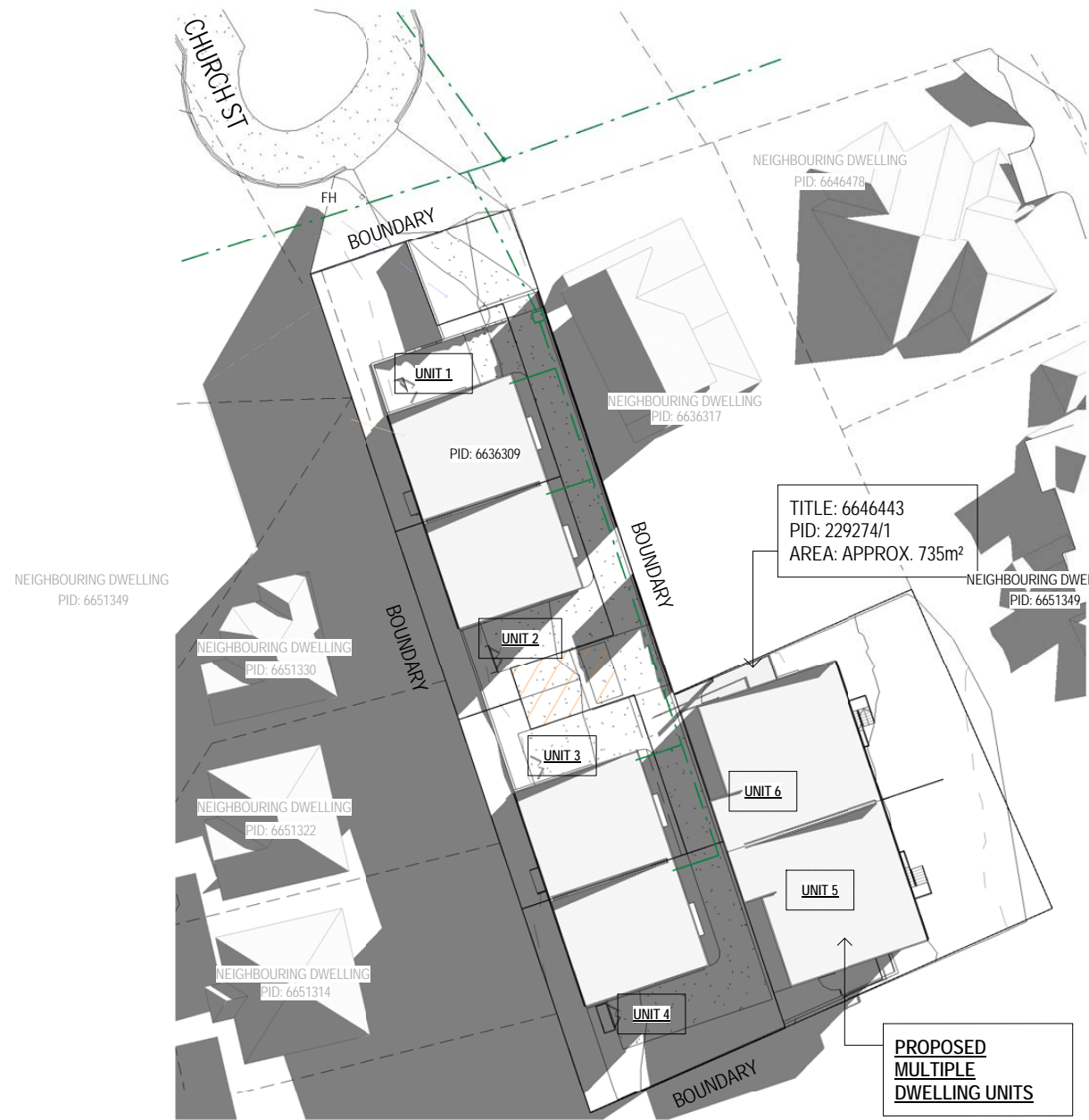
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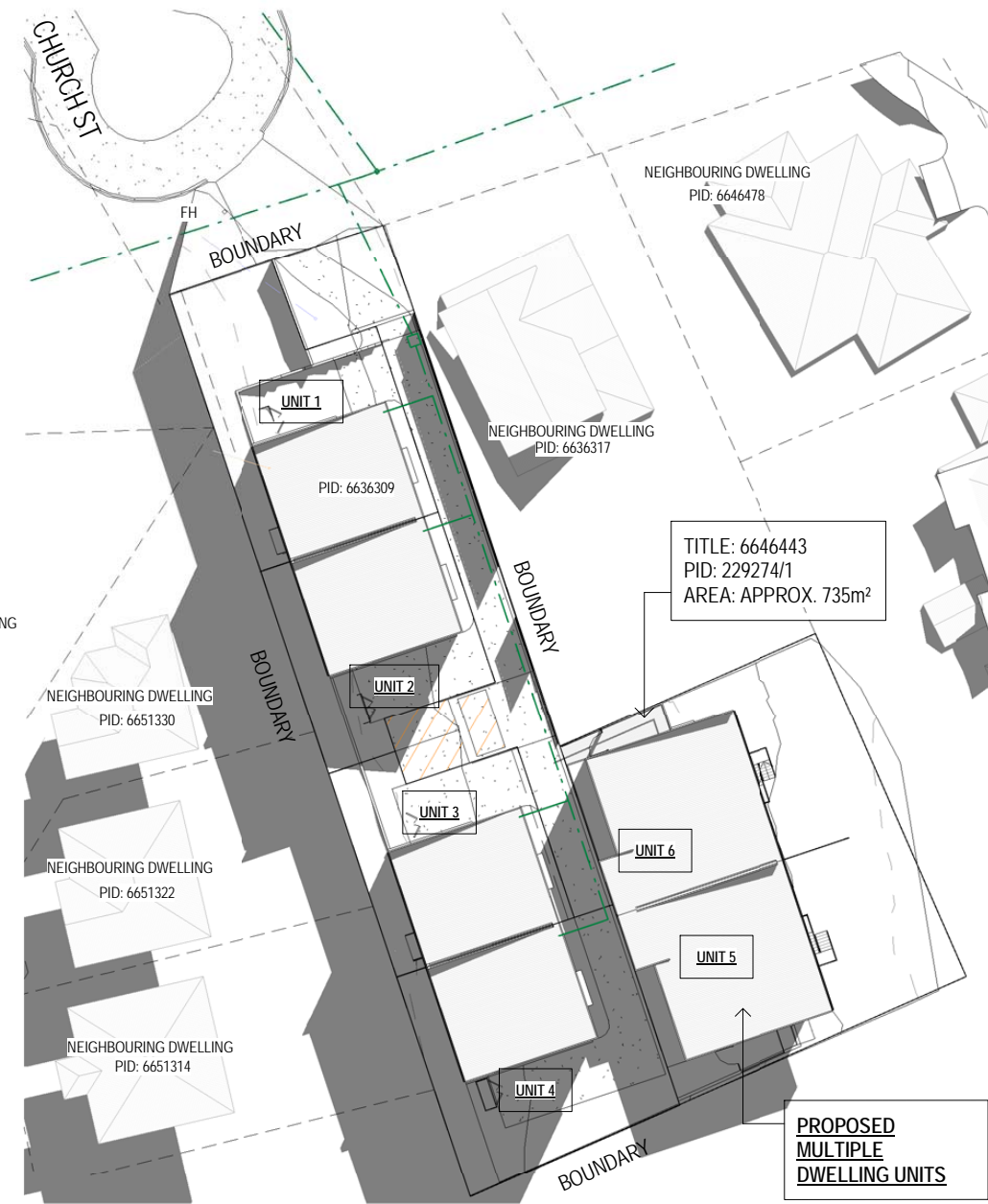
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WINTER SOLSTICE - 21.06.19



SHADOW PLAN - 9.00am
SCALE 1 : 500



SHADOW PLAN - 10.30am
SCALE 1 : 500

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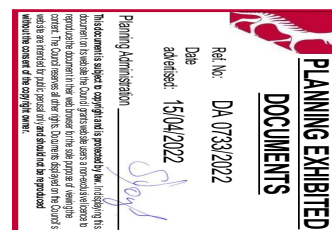
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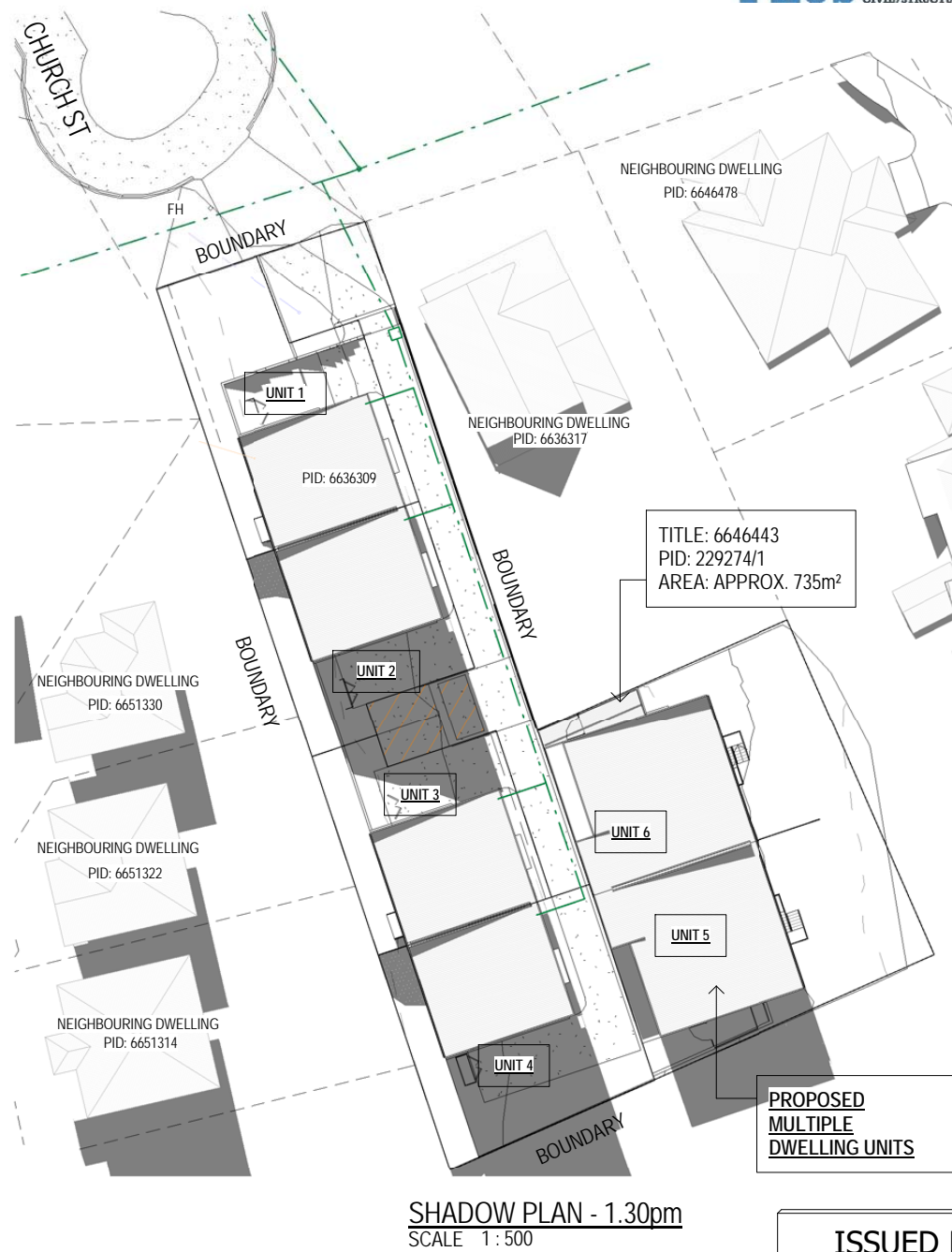
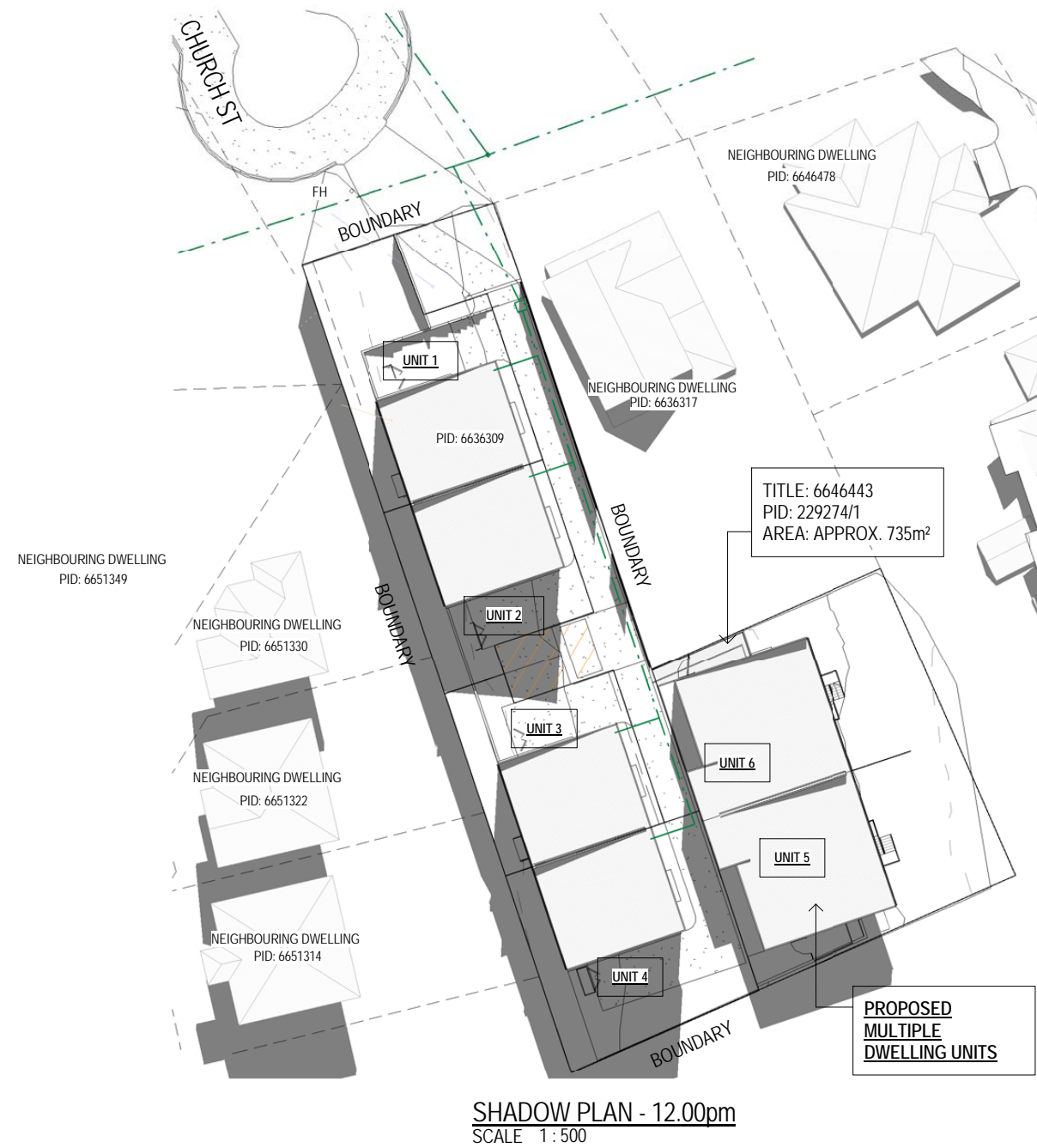
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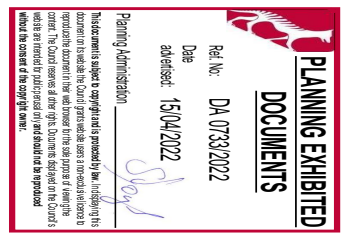
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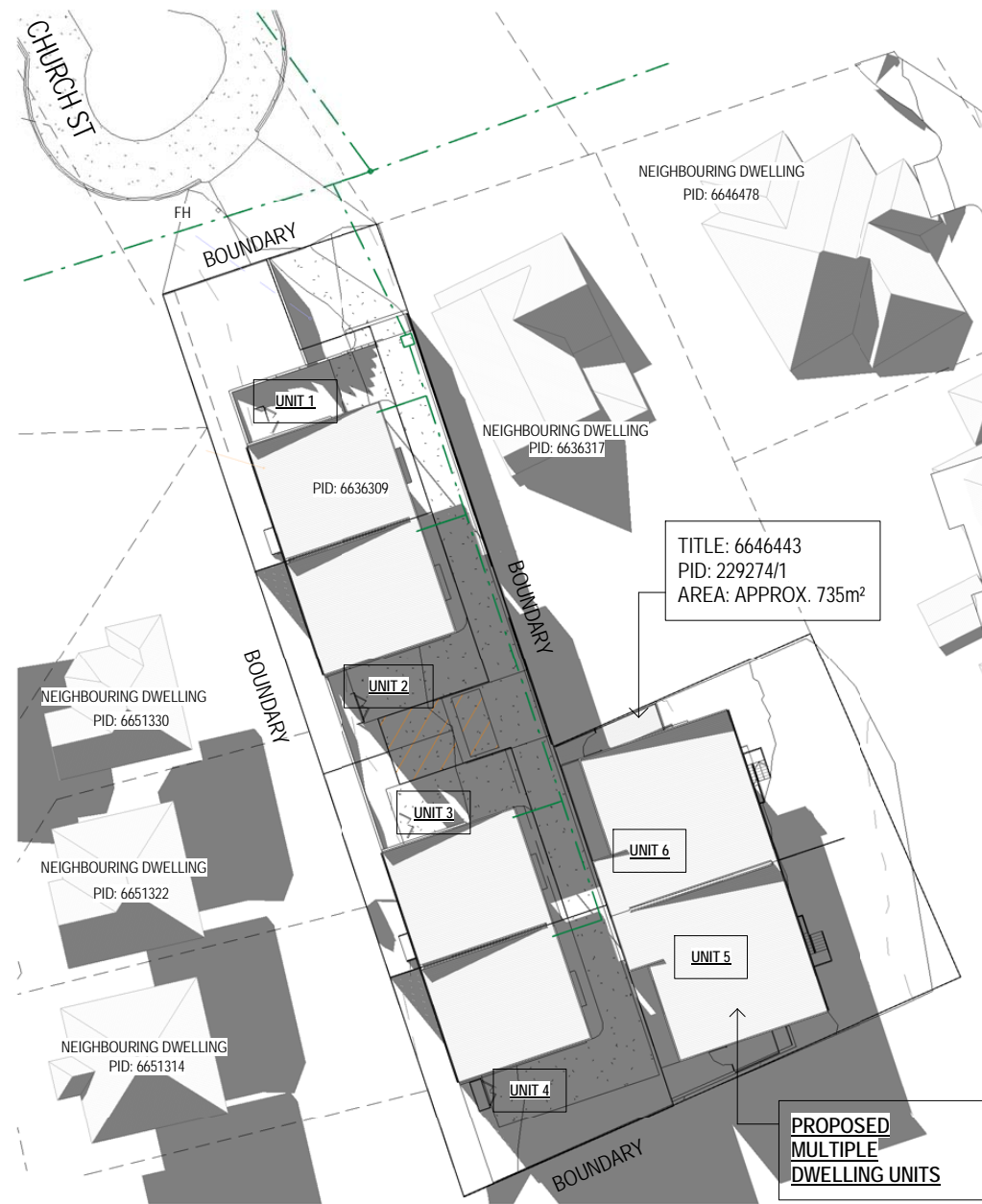
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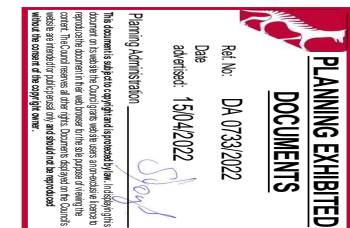
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Designer Name: J.Pfeiffer
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SHADOW PLAN - 3.00pm
SCALE 1 : 500



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Drawing No: 34021
Rev A

Document Set ID: 4888402
Version: 3, Version Date: 10/05/2023

9.2. DA0050/2023 - 86-96 Gleadow Street, Invermay - Sports and Recreation - Change of Use to Indoor Golf Driving Range

FILE NO: DA0050/2023

AUTHOR: Catherine Mainsbridge (Senior Town Planner Development)

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:	Woolcott Surveys Pty Ltd
Property:	86-96 Gleadow Street, Invermay
Zoning:	Light Industrial
Receipt Date:	2/02/2023
Validity Date:	13/02/2023
Further Information Request:	15/02/2023
Further Information Received:	03/04/2023
Deemed Approval:	18/05/2023
Representations:	Three

PREVIOUS COUNCIL CONSIDERATION:

DA0126/2004 - Extend Existing Warehouse - approved under delegation 30 March 2004

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme Launceston

STANDARDS REQUIRING PLANNING DISCRETION:

18.3.2 - Discretionary Uses
C1.0 - Signs
C2.0 - Car Parking

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 Sports and Recreation - Change of use to indoor golf driving range at 86-96 Gleadow Street, Invermay, 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. Site Location, Prepared by Associated Projects, Project number AP1197, Drawing number A02, Date 23.05.22. Amended plans required.
- b. Existing Site Plan, Prepared by Associated Projects, Project number AP1197, Drawing number A03, Scale 1:1000 @ A3, Date 23.05.22. Amended plans required.
- c. Existing Floor Plan, Prepared by Associated Projects, Project number AP1197, Drawing number A04, Scale 1:200 @ A3, Date 23.05.22. Amended plans required.
- d. Proposed Demolition Plan, Prepared by Associated Projects, Project number AP1197, Drawing number A05, Scale 1:200 @ A3, Date 23.05.22. Amended plans required.
- e. Proposed Floor Plan, Prepared by Associated Projects, Project number AP1197, Drawing number A06, Scale 1:200 @ A3, Date 23.05.22. Amended plans required.
- f. Existing Elevations, Prepared by Associated Projects, Project number AP1197, Drawing number A17, Date 23.05.22. Amended plans required.
- g. External Elevations, Prepared by Associated Projects, Project number AP1197, Drawing number A18, Date 23.05.22. Amended plans required.
- h. Entry Elevations, Prepared by Associated Projects, Project number AP1197, Drawing number A32, Date 23.05.22. Amended plans required.
- i. External Signage, Prepared by Associated Projects, Project number AP1197, Drawing number A34, Scale 1:20, Date 23.05.22. Amended plans required.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, 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:

- a. six perpendicular on-street parking bays at the property frontage be line marked in accordance with the Australian Standards.
- b. three perpendicular on-street parking bays over the existing crossover be line marked in accordance with the Australian Standards for the life of the development (indoor golf centre).
- c. four car spaces parallel to the rear boundary of the site to replace the perpendicular spaces shown on the advertised plans.

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. USE LIMITATION

This permit allows the use for Sports and Recreation - indoor golf with the food and beverage aspect remaining as a subservient part of that use.

5. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/00197-LCC, dated 23/02/2023 and attached to the permit.

6. BUSINESS HOURS

The operation of (specify all components, eg. factory, shop, warehouse except office use) must be confined to:

- a. 10am to 10pm Monday to Thursday
- b. 10am to 11pm Friday and Saturday
- c. 10am to 5pm Sunday and Public Holidays

7. HOURS OF CONSTRUCTION

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

8. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of 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.

9. SIGN ILLUMINATION

The signs must only be illuminated during operating hours.

10. REMOVAL OF EXISTING SIGNS

Prior to the erection or display of the signs approved by this permit, all other signs on this tenancy must be removed.

11. SIGN MAINTENANCE

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

12. 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.

13. 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 General Manager Infrastructure and Assets Network 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.

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. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

16. EXTERIOR AND SECURITY LIGHTING

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

17. 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.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0050/2023. 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

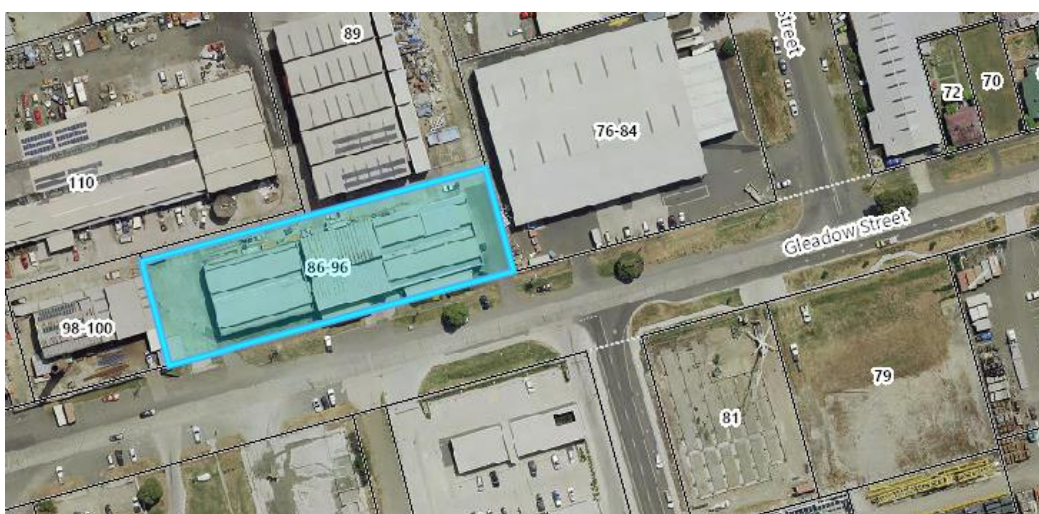
The proposal is for the alterations to the middle of three buildings on the site for use as an indoor simulated golf experience. It will operate with six 5m x 5m simulator stations for both informal use and formalised competitions. Each has a screen and camera setup.

Ancillary to the use will be a food and beverage service. The use will operate seven days a week from 10am to 10pm Monday to Thursday until 11pm on Friday and Saturday and 5pm Sundays.

The application includes an internally illuminated building fascia sign and transom sign.

The site has limited on-site car parking.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



86-96 Gleadow Street, Invermay (not to scale)

The site is located in a mixed use and changing area of Inveresk/Invermay. Gleadow Street runs east/west from Invermay Road through to the Tamar River broken by Goderich Street. The subject site is at the western, river end and being on the northern side of the street is just west of the new street of Doyme Street.

A number of properties south of the Gleadow Street in this vicinity are being developed following continuing subdivision of what was a timber mill, starting with Bunnings. Uses include bulky goods sales, two concrete batching plants and a recently opened simulated golf experience. Other uses in the area include warehousing, service centres and light industrial uses.

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	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	A Notice of No Interest has been issued.
TasRail	N/A
EPA	N/A
Aurora	N/A
Launceston Flood Authority	No objection

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 April to 27 April 2023. Three representations were received within the advertised period and one representation was received after the period had closed. 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 reliance on street parking will impact on adjoining businesses. On-street parking is used for nearby businesses and should not be allocated for this site only.</p>
<p><i>Response 1</i> While conditions require the on-street parking to be line-marked, it will not be reserved to this use only. Anyone is entitled to use on-street parking. Given the nature of the surrounding uses, hours of operation of such uses and eras of development in the area the ability of the street parking to cater for the uses is considered to be satisfactory.</p>
<p>Issue 2 Other businesses with no on-site parking for customers rely on street parking and ability to carry purchases to their vehicle parked in the street.</p>
<p><i>Response 2</i> All street parking is available to the public. The provision of additional line marked spaces will benefit all businesses not only the proposed use.</p>

Issue 3 Accessible public transport, required for alcohol consumption, is not within walking distance.
<i>Response 3</i> <i>If customers do not have a designated driver they would usually call a taxi or uber which are available in this area. This said, however, public transport routes operate on Invermay Road, which is within a short walking distance from the site.</i>
Issue 4 Gleadow Street is busy with further development imposing on street parking.
<i>Response 4</i> <i>The building was constructed prior to the requirement for car parking so any use of the property will create some pressure on street parking, which is in part provided by the wide verges developed when the street was developed. New development of the currently vacant sites are expected to better provide for parking. Use of the older buildings is important so they can be sustainably maintained.</i>
Issue 5 Parking sections 6 and 14 in the parking assessment are used by customers of the businesses on the corner of Doyne and Gleadow Streets and if customers leave their cars on the street overnight it will affect businesses the next day.
<i>Response 5</i> <i>The comment is acknowledged but as noted elsewhere in the representation no one business is entitled to have ownership of on-street parking.</i>
Issue 6 Is the use class correct? Community Meeting and Entertainment is not allowed in the Riveredge Precinct (LAU - S10.6.1).
<i>Response 6</i> <i>The use of indoor golf is for Sports and Recreation and is allowable in the Riveredge Precinct.</i>
Issue 7 Will the use prejudice the use of existing light industrial uses?
<i>Response 7</i> <i>The operators of the business have to acknowledge the existing uses, the understanding that all uses are operating to necessary standards.</i>
Issue 8 As tenants on the same site the rear parking may impede use of the rear of the properties. Cranes are needed to lift goods from moulds and the arrangement may cause an issue.
<i>Response 8</i> <i>The parking at the rear will be parallel to the rear of building via conditions. The functioning of this area is a matter for the landlord and following discussion, the writer has acknowledged that this be the case.</i>
Issue 9 The rear parking will impact on the property to the rear as wool bales are stored temporarily in this area, known as Raspens Lane, before lifting into the building, semi-trailers access the site and trucks are unloaded by fork lift.
<i>Response 9</i> <i>Neither title provide any rights of access over the property immediately behind the building. This is a matter between property owners.</i>

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 Tasmanian Planning Scheme Launceston 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
Tasmanian Planning Scheme Launceston

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. DA0050 2023 - 86-96 Gleadow Street, Invermay - Planning Scheme Assessment [9.2.1 - 13 pages]
2. DA0050/2023 - 86-96 Gleadow Street, Invermay - Plans to be Endorsed [9.2.2 - 9 pages]
3. DA0050/2023 - 86-96 Gleadow Street, Invermay - Advertised Plans [9.2.3 - 9 pages]
4. DA0050/2023 - 86-96 Gleadow Street, Invermay - Representations [9.2.4 - 17 pages]
5. DA0050/2023 - 86-96 Gleadow Street, Invermay - Response to Representations [9.2.5 - 3 pages]

TITLE: DA0050/2023 - 86-96 Gleadow Street, Invermay - Change of Use to Indoor Golf Driving Range

FILE NO: DA0050/2023

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

GENERAL MANAGER: Dan Ryan (Community and Place Network)

ATTACHMENT ONE:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Woolcott Surveys Pty Ltd
Property:	86-96 Gleadow Street, Invermay
Zoning:	Light Industrial
Receipt Date:	2/02/2023
Validity Date:	13/02/2023
Further Information Request:	15/02/2023
Further Information Received:	03/04/2023
Deemed Approval:	18/05/2023
Representations:	4

PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

18.0 Light Industrial Zone

P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of emissions from the activity; and (b) the intended use of the lot.
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Consistent

The proposed use will not impact on the amenity of other lots in the area. It will not impact on industrial activity as there will be no emissions and, given the recreational nature of the proposal, the greater use is likely to be beyond normal business hours.

18.3.1 All uses

That uses do not cause an unreasonable loss of amenity to residential zones.
--

Consistent

The use will not impact on residential zones.

A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:
--

(a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.
Complies The property is not within 50m of a residential zone.
A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.
Complies The property is not within 50m of a residential zone.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.
Complies The property is not within 50m of a residential zone.

18.3.2 Discretionary uses

That uses listed as Discretionary do not compromise the use or development of the land for industrial activities with minimal or managed off site impacts.
Consistent The proposed use should not impact on the viability of industrial activities in the vicinity and will not have any off site impacts.
A1 No Acceptable Solution.
Relies on Performance Criteria The performance criteria must be addressed.
P1 A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; and (c) the function of the industrial area.
Complies The proposed use will have little impact on surrounding activities having regard to: <i>(a) the characteristics of the site;</i> The site contains three tenancies. To the west is vacant and to the east a swimming pool and accessory distributor. The western most tenancy has a sealed area for parking at the rear of the property but it is otherwise completely developed. Parking is to be provided for staff along the rear and parking for the users of the facility is proposed to be located in the street. <i>(b) the size and scale of the proposed use; and</i> The floor area is not altering with the use modifying the existing internal space. It is noted that the maximum capacity is for 62 people with these likely to be out of hours of other businesses in the area. This western end of the Gleadow Street has limited customers/visitor with uses more industrial/service based.

(c) the function of the industrial area.

The area serves a range of uses and Gleadow Street serves as a vehicular access to other uses in the area given recent changes in Goderich Street, resulting from the extent of development in the area. It is undergoing a change from industrial and service uses to uses with a greater customer focus including as a recreational area given Riverbend Park to the south via Doyne Street and the number of walking and cycling trails in the area.

The performance criteria are complied with.

C1.0 Signs Code

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Consistent

The proposed signage is considered an appropriate means of identifying the site and minimising visual amenity or any impacts on safety and efficiency.

C1.6.1 Design and siting of signs

That:

- (a) signage is well designed and sited; and
- (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

Consistent

The signage is well designed and will not have a visual impact on the area.

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and
- (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:
 - (i) roof sign;
 - (ii) sky sign; and
 - (iii) billboard.

Relies on Performance Criteria

Building fascia and transom signs are appropriate in the Light Industrial zone.

The proposed building fascia sign is 4.2m wide x 1.2m high x 100mm deep. The vertical height exceeds the 1m height limit of the acceptable solution and must be considered against the performance criteria.

Dimensions for the proposed transom sign are 2.8m wide x 800mm high x 100mm deep. It is noted that this frontage element will be constructed behind the existing roller door entry and will be shielded by the roller door when the business is closed. Again the vertical height exceeds the 800mm acceptable solution and must be considered against the performance criteria.

P1.1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and

- (b) be compatible with the streetscape or landscape, having regard to:
- (i) the size and dimensions of the sign;
 - (ii) the size and scale of the building upon which the sign is proposed;
 - (iii) the amenity of surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs on the site and on adjacent properties; and
 - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

Complies

The proposed variations to the heights of the lettering are considered to meet the performance criteria with regard to the following:

(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and

The sign types are able to be applied within the Light Industrial zone.

(b) be compatible with the streetscape or landscape, having regard to:

(i) the size and dimensions of the sign;

The building fascia sign replaces an existing sign of a similar size. The transom sign will be located over a new glazed entrance constructed internal to the existing roller door.

(ii) the size and scale of the building upon which the sign is proposed;

The size of the building allows for the 200mm and 300mm variation to the sign heights to not impact on the amenity and character of the area. The building fascia sign is replacing an existing sign upon a signage panel on the front single storey section of the building. This is a more recent 5m deep single storey extension. The original building has a height of approximately 8m and forms a background to the sign. The transom sign is on the same plan as the original building with the top of the sign similar to the building fascia of approximately 5.8m.

(iii) the amenity of surrounding properties;

The signs will have little impact on surrounding properties. The building fascia sign replaces an existing sign and the transom sign will be setback from the frontage. Surrounding properties are all used for business purposes and have individual signs for their business. More signage has been applied to buildings in the area with the recent developments on land between Gleadow and Lindsay Streets.

(iv) the repetition of messages or information;

Both the signs have the same information but are on different alignments and over two separate entrances. As the overall building has three separate tenancies the signs do clarify that the setback door is for the same use.

(v) the number and density of signs on the site and on adjacent properties;

The two proposed signs are the only ones for the middle tenancy. The western tenancy is currently vacant and the one to the east has a small, possibly faded building fascia sign. Other sites to either side have minimal signs. The site further to the east is being redeveloped and will have some additional although low impact signs based on strip illumination.

and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

The signs will not impact on traffic movements, being west of the intersection with Doyne St.

A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.
Complies The signs are well clear of any property with a residential zone.
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) name plate; and (ii) temporary sign.
Complies Two signs of different sign types are proposed for the tenancy.

C1.6.2 Illuminated signs

That: (a) illuminated signs are compatible with the streetscape; (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.
Consistent The proposed illumination of the signs will have a minimal impact on the streetscape and will not cause visual disorder, clutter or impact on road safety.
A1 No Acceptable Solution.
Relies on Performance Criteria
P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.
Complies The proposed signs are considered appropriate for the site having regard to: <i>(a) the location of the sign;</i> The signs are proposed to the front of the building. <i>(b) the size of the sign;</i>

The area of signs are not out of scale to the building, the area of the fascia sign similar to the sign it is replacing.

(c) the intensity of the lighting;

The signs are to be illuminated by lighting of the front and base of each letter and the 'golf' figure. The lighting is 68 lu measured from a distance of 1m. Refer endorsed plan numbered A34.

(d) the hours of operation of the sign;

The sign is to be illuminated between 10am - 10pm Monday to Thursday, 10am -11pm Friday and Saturday and 10am - 5pm Sunday.

(e) the purpose of the sign;

The signs are to identify the use of the site.

(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;

The signs are proposed in a mixed use area where there with new development to the south having large illuminated signs.

(g) the intended purpose of the changing message of the sign;

(h) the percentage of the sign that is illuminated with changing messages;

(i) proposed dwell time; and

(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.

The signs will be static.

The signs are considered to meet the performance criteria.

A2 An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.

Complies

The sign will not impact on public places and does not have moving parts.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

P1 A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to:

- (a) the content of the sign;
- (b) the necessity for the advertisement to be in the location;
- (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and
- (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water ; and
- (e) any advice from a State authority.

Consistent

The proposed signs are acceptable for the building although the original rear section of the building is of historic significance.

A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:

- (a) be not more than 0.2m²;
- (b) not be an illuminated sign; and

<p>(c) there must be not more than 1 sign per site.</p>
<p>Relies on Performance Criteria The signs are larger than allowed in (a), being 2.19m² and 2.19m², are to be illuminated and two signs are proposed. The performance criteria must be addressed.</p>
<p>P1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to:</p> <ul style="list-style-type: none"> (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct; (c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance; (e) using fixtures that do not and are not likely to damage building fabric; (f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and (g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.
<p>Complies The signs are considered appropriate in regard to the following:</p> <p><i>(a) placement to allow the architectural details of the building to remain prominent;</i> The signs are proposed to a front addition to the building and on a glazed panel internal to a roller door, neither being significant elements of the building.</p> <p><i>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</i> The signs do not diminish any heritage element of the building.</p> <p><i>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</i> The location of the sign on the building has been previously used for signage, the second sign is to be placed on glazed entry which will be shielded by the roller door when premises is closed.</p> <p><i>(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;</i> There will be no historic elements obscured by the sign.</p> <p><i>(e) using fixtures that do not and are not likely to damage building fabric;</i> The signs are not being attached to older parts of the building.</p> <p><i>(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</i> The signs do not project above a structural element of the building.</p> <p><i>(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</i></p>

The sign will not detract the character of the building.

The performance criteria are met.

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Consistent

Car parking is proposed for the use of the site which has the benefit of access to walking and cycling trails. Public transport is approximately 1 km away and the CBD within 2km.

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use

Consistent

An appropriate level of car parking is proposed for the use.

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required
 A = Number of existing on site car parking spaces
 B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Relies on Performance Criteria

Table C2.1 requires the use of Sports and Recreation to provide differing levels of parking for different activity types. Where a use is not clearly defined 50 spaces are required. 81 Gleadow St, on the nearby south eastern corner of Doyne and Gleadow Streets has an approved use as an indoor golf driving range where the same requirement as a golf course was applied of 4 spaces per hole, in this case simulator. This alters the

requirement down to 24. In both cases a variation to the number of car spaces is required. The application indicates 5 perpendicular spaces at the rear for use by staff (an amended plan had indicated 4 spaces parallel to the rear) and this will be required via condition, along with 7 parking spaces across the frontage. There is therefore a shortfall of 13 spaces. The performance criteria must be addressed.

P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;
- (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) the availability and frequency of other transport alternatives;
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (f) the availability, accessibility and safety of
- (g) on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (h) the effect on streetscape; and
- (i) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

Complies

The proposed number of car spaces is considered to be appropriate with regard to

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

The nearest off-street public car parking is at Riverbend Park which is provided for the use of the park.

(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;

There is limited opportunity to the use to share on site spaces. The building and adjoining buildings were constructed around 1930's when there was less demand. Beyond to the west is a warehouse with parking within the front boundary. Only the eastern most section of the three tenanted building has a parking area of its use. The proposed and accepted parking on street has the ability to be shared as the greater use of the premises is expected to be later afternoon/night time and weekends when many of the surrounding businesses are closed.

(c) the availability and frequency of public transport within reasonable walking distance of the site;

Public transport is approximately 650m away, buses running along Holbrook St. Uber and taxi services, operate throughout the city and the site is in range of electric scooter hire.

(d) the availability and frequency of other transport alternatives;

The site is approximately 200m away from a combined cycle and walking trail along the flood levee which provides alternative options to access the area.

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

The tenancy of the site has limited options for parking. As noted above the buildings along the northern side of Gleadow Street where constructed when vehicle ownership was limited, development did not provide on-site parking and the buildings were most likely built to support the adjoining wharf. More recent development to the south and south east of the site require parking to be developed along with the building.

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

Gleadow Street is relatively wide and provides perpendicular parking, a number of spaces having been lined marked, serving businesses at this western end of the street, generally west of the Doyne Street, constructed in the last three years from recent subdivision. The businesses are industrial/service type industries which have a low number of customers attending the sites. The width of the area in front of the subject tenancy allows for 6 perpendicular spaces with a further space proposed on site forward of an existing driveway. A condition is to be imposed to require 3 more spaces for the duration of this use.

(g) the effect on streetscape; and

Perpendicular parking in the street is existing and has little impact on streetscape. As noted Gleadow St is approximately 28m wide, and it has concrete section of pavement through the centre and deep sealed verges to each side along this section of the street.

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development

A submission was received with the application, although from a planner, but assesses parking against the 50 parking space scenario, a greater amount of spaces than required for the assessment similar to a golf course, the most similar use. 60 on street spaces were identified via 14 areas in the immediate vicinity. The report concludes that the nature of the area and existing low demand parking in the area is able to cater for any parking demand of the use particularly as the proposal will be mostly utilised when other businesses in the area have closed.

Council's traffic engineer is also supportive of the proposal but does specify the addition of three more spaces in the road reserve.

The performance criteria are considered to be addressed.

C2.5.3 Motorcycle parking numbers

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

Consistent

Motorcycle parking can be provided.

A1 The number of on-site motorcycle parking spaces for all uses must:

- (a) be no less than the number specified in Table C2.4; and
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

Complies

As 24 car spaces are required 1 motor cycle space is also. The performance criteria must be addressed.

<p>P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
<p>Relies on Performance Criteria</p> <p>Although not shown on the drawings there is sufficient space in front of the building, between the proposed car space and pedestrian entry for a motorcycle space to be provided. The conditions are to include the requirement for one on site space to effectively meet the acceptable solution.</p>

C2.6.1 Construction of parking areas

<p>That parking areas are constructed to an appropriate standard.</p>
<p>Consistent</p> <p>The parking spaces are constructed to an appropriate standard.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
<p>Complies</p> <p>The parking at the rear and the front of the building are all upon existing sealed surfaces and drain to reticulated stormwater systems.</p>

C2.6.2 Design and layout of parking areas

<p>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent</p> <p>The spaces will be of appropriate dimensions to meet necessary standards and should be safe and convenient.</p>
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> (a) comply with the following: <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890-Parking facilities, Parts 1-6</i>.
<p>Complies</p>

The parking spaces along the rear will be conditioned to meet the necessary dimensions of Table C2.3. Linemarking of the spaces along Gleadow Street is required, the indentation into the nature strip existing. While the spaces are perpendicular there is depth behind for turning in the 'verge' type area and clear site lines for passing traffic. The acceptable solutions can be met.

C2.6.3 Number of accesses for vehicles

<p>That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>
<p>Consistent</p> <p>Access is safe and efficient for users of the site.</p>
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>
<p>Complies</p> <p>The tenancy has an access direct to the Gleadow Street frontage and access to the rear via accesses at each end of the overall site. No additional accesses are being provided.</p>

C2.6.5 Pedestrian access

<p>That pedestrian access within parking areas is provided in a safe and convenient manner.</p>
<p>Consistent</p> <p>Pedestrian access is safe and convenient.</p>
<p>A1.1 Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guardrails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p>
<p>Complies</p> <p>There will be 10 spaces (2 in tandem) and motorcycle space at the front of the building along with a pedestrian access. This is considered safe for users.</p>

C6.0 Local Historic Heritage Code

<p>The purpose of the Local Historic Heritage Code is:</p> <p>C6.1.1 To recognise and protect:</p> <p>(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and</p> <p>(b) significant trees.</p> <p>C6.1.2 This code does not apply to Aboriginal heritage values.</p>
<p>Consistent</p> <p>The building is listed by the Tasmanian Heritage Council. They have issued a notice of No interest. Assessment under this code is not required.</p>

C6.5.1 There are no Use Standards in this code.

C14.0 Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is: C14.1.1 To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

Consistent

The proposed use will not impact on human health or the environment.

C14.5.1 Suitability for intended use

That potentially contaminated land is suitable for a sensitive use or a Use Class listed in Table C14.1 and is one of the specified uses.

Consistent

The use is not sensitive.

LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.

LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding.

LAU-S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

Consistent

The proposed change of use will not increase any hazards from a flood event.

LAU-S10.6 Use Standards

To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

Consistent

The use is appropriate to the area.

A1 Use, must not be for: (a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.

Complies

The proposed use is not any of the above.

A2 Use must not be for Residential use, excluding:

(a) a single dwelling in the Invermay Residential or Inveresk Residential precincts;

(b) a multiple dwelling in the Invermay Residential Precinct; or

(c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.

Complies

The use is for Sports and Recreation.

A3 Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.

Complies

The use is for Sports and Recreation.



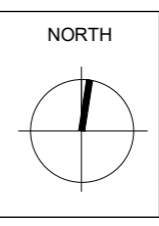
SUBJECT SITE
90 GLEADOW ST, INVERMAY TAS 7248

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 Date advertised: 08/04/2023
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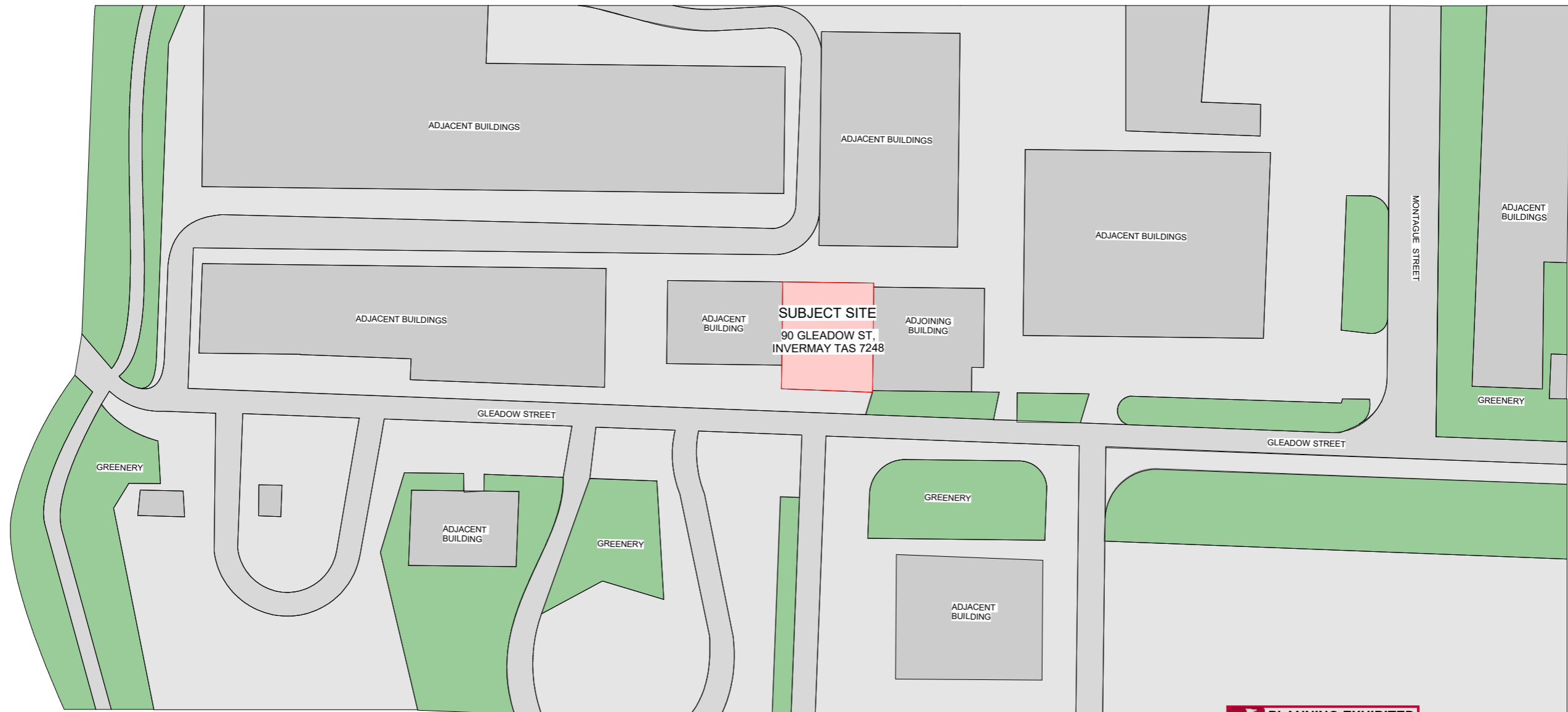
REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
 90 GLEADOW ST, INVERMAY TAS 7248



SITE LOCATION		A02	Rev.
Project number	AP1197		
Date	23.05.22		
Drawn by	TT		
Checked by	ML	Scale @ A3	

Document Set ID: 4888153
 Version: 1, Version Date: 04/05/2023



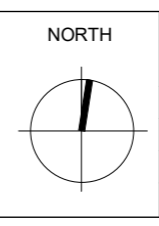
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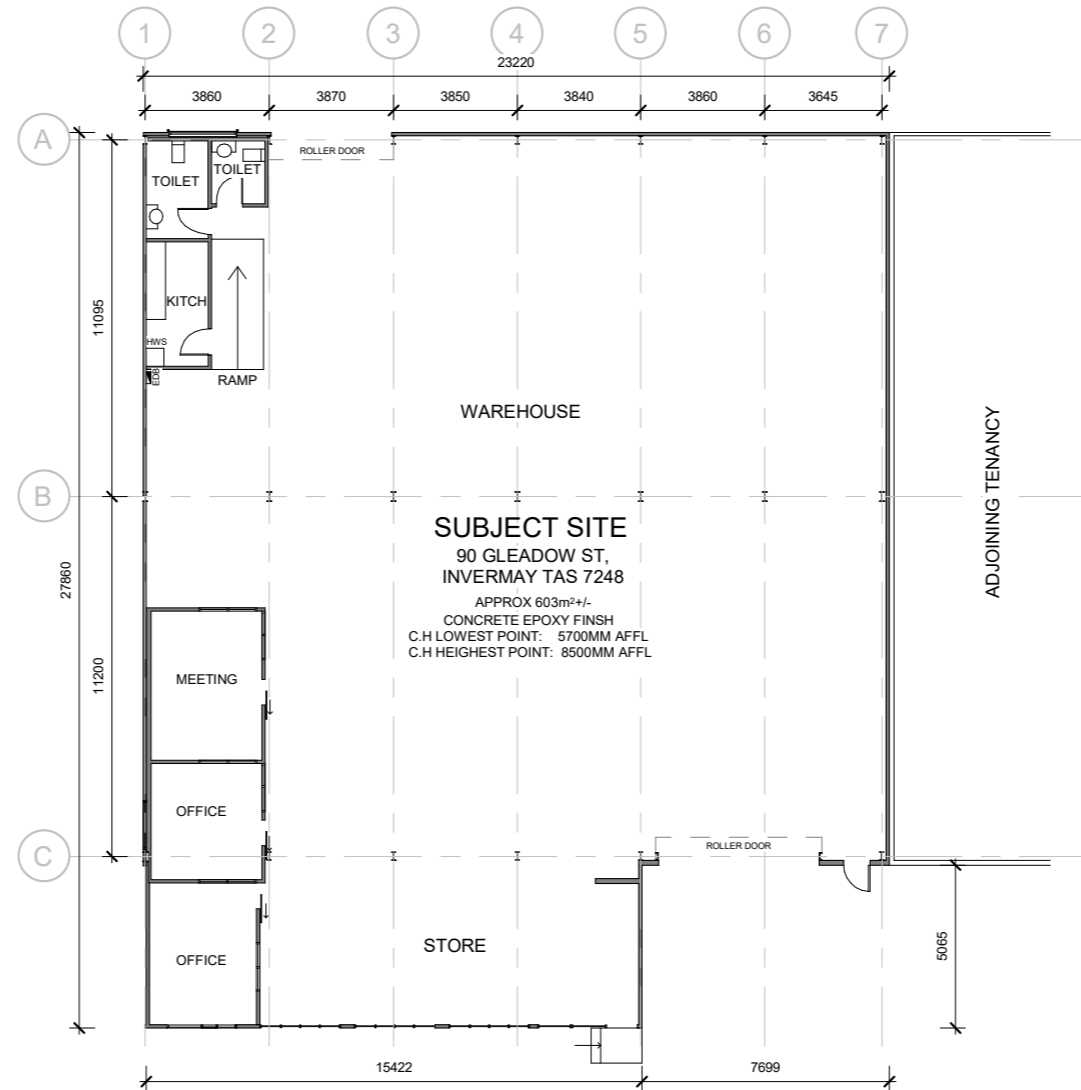
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EXISTING SITE PLAN		Rev.
Project number	AP1197	A03
Date	23.05.22	
Drawn by	TT	Scale @ A3 1: 1000
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1 EXISTING FLOOR PLAN
1 : 200

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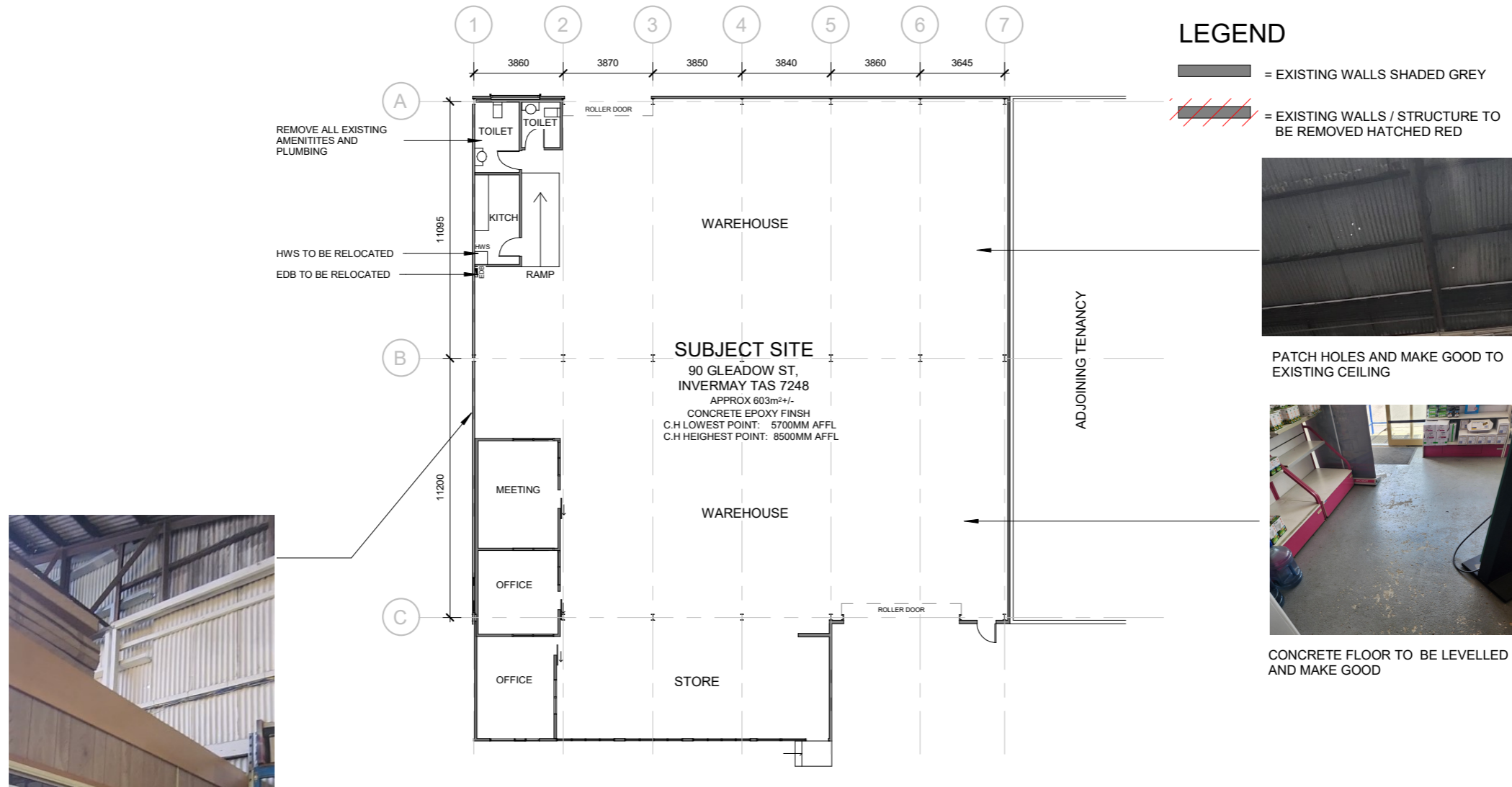
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EXISTING FLOOR PLAN		A04	Rev.
Project number	AP1197		
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1 DEMOLITION PLAN
1 : 200

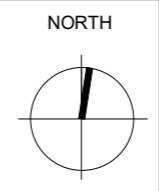
PATCH HOLES AND MAKE GOOD TO EXISTING WALLS

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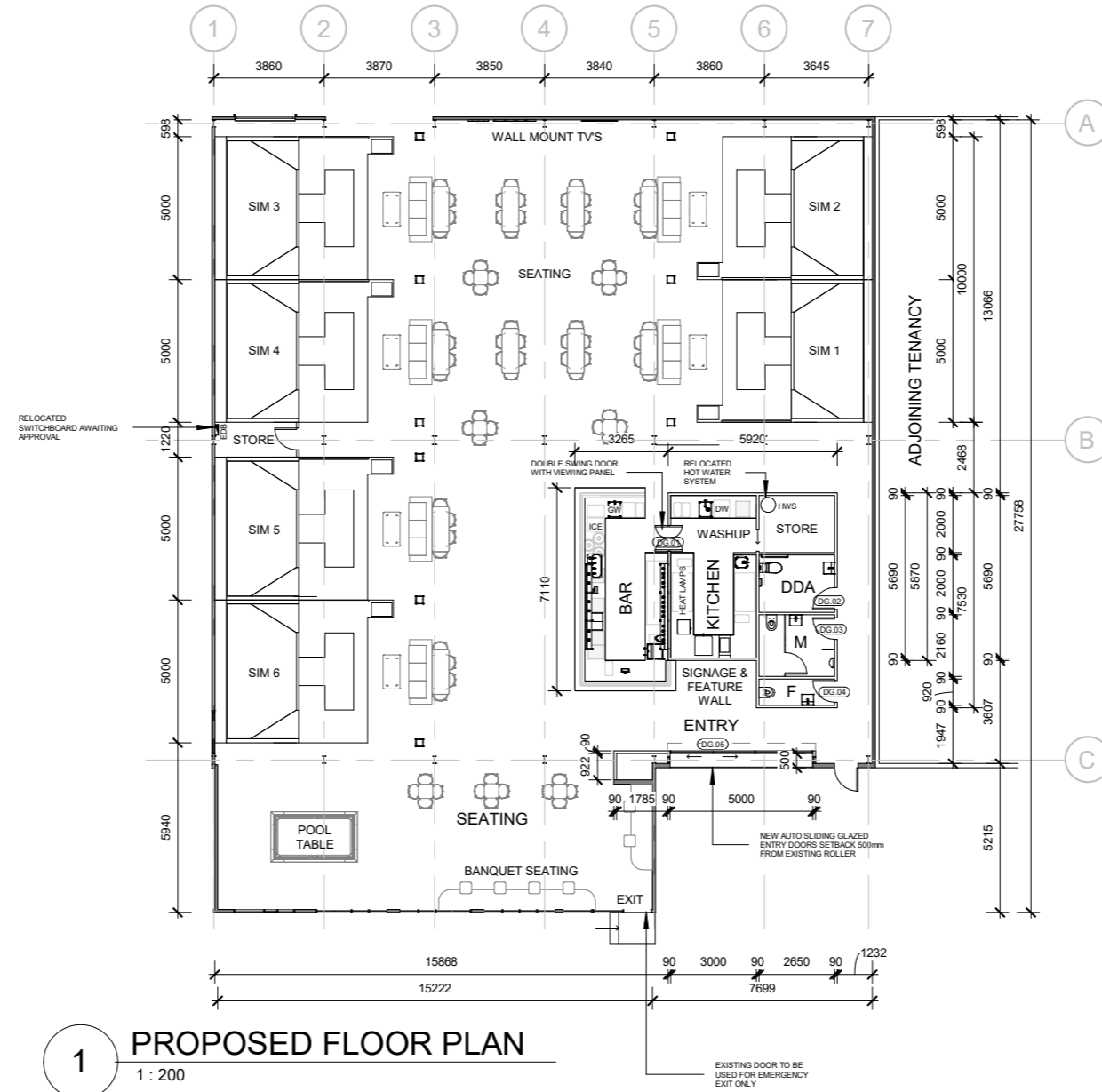
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PROPOSED DEMOLITION PLAN			
Project number	AP1197	A05	Rev.
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PROPOSED FLOOR PLAN			
Project number	AP1197	A06	Rev.
Date	23.05.22		
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EXISTING STOREFRONT

EXISTING REAR ELEVATION



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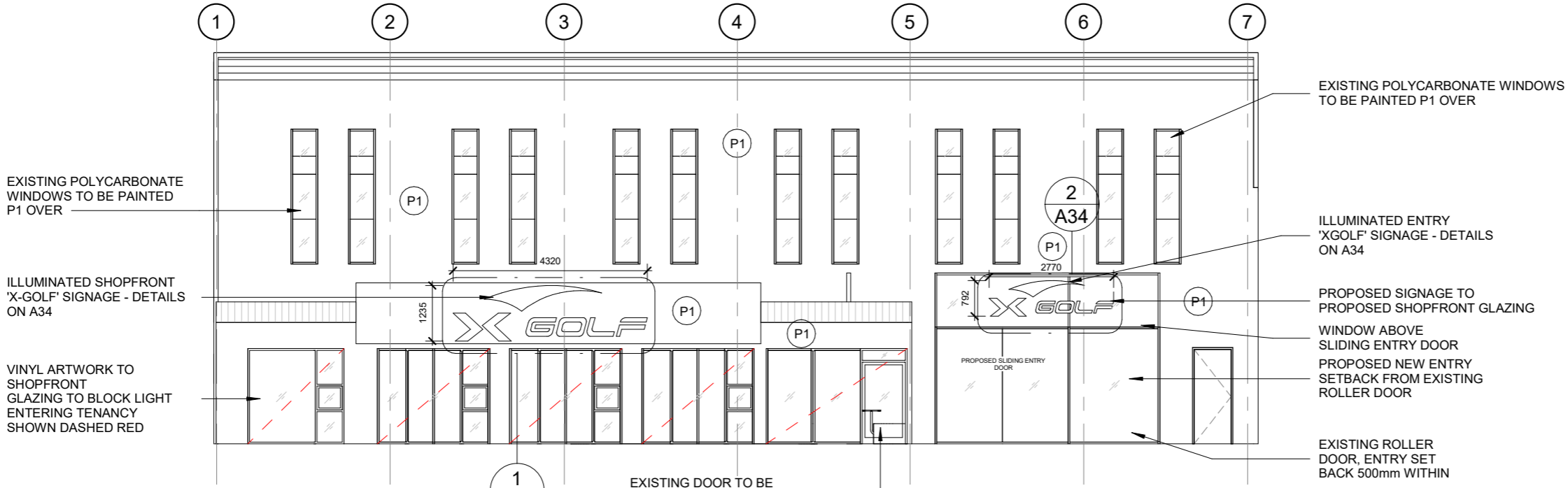
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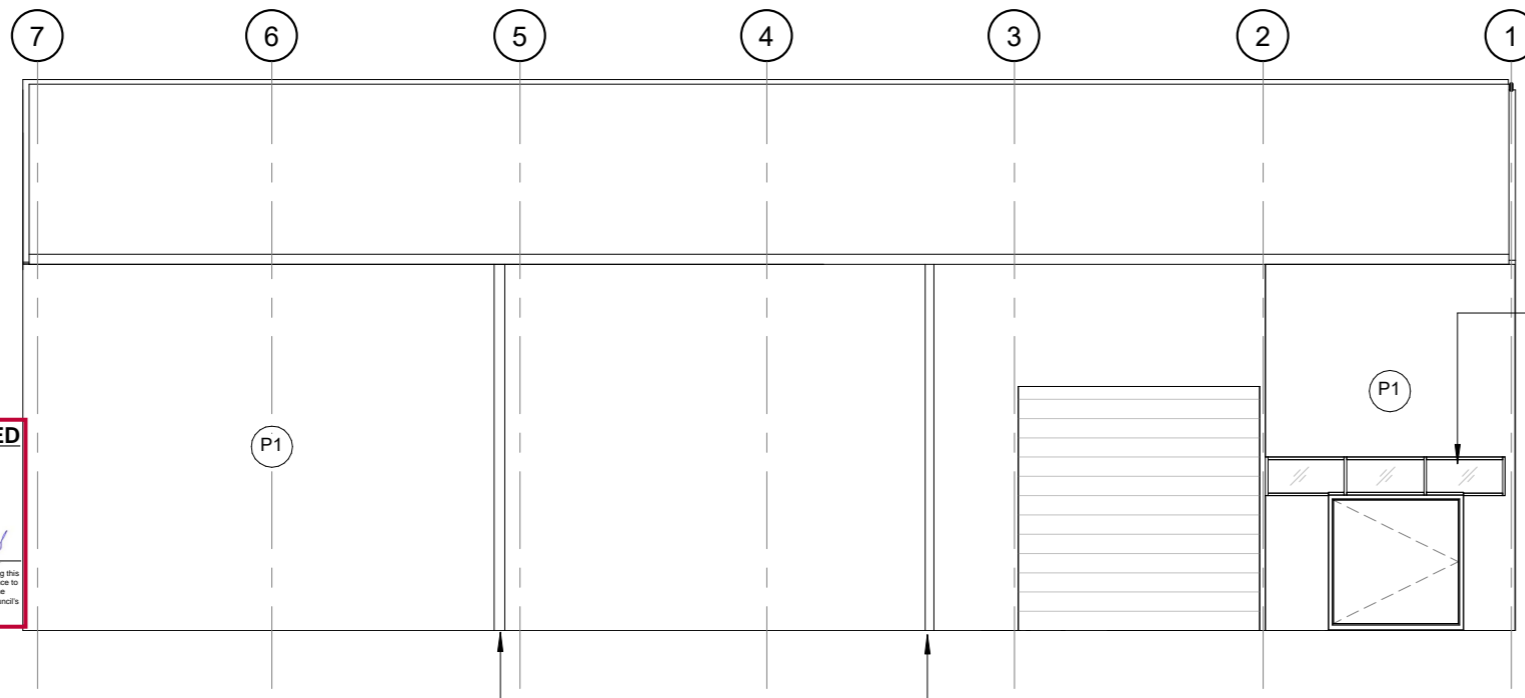
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EXISTING EXTERNAL ELEVATIONS		
Project number	AP1197	Rev.
Date	23.05.22	
Drawn by	TT	A17
Checked by	ML	
Scale @ A3		

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



1 SHOPFRONT ELEVATION
1: 100



2 REAR ELEVATION
1: 100

SIGNAGE LIGHT AT 68lux, MEASURED AT 1 METER FROM SOURCE

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CODE	FINISH	SPECIFICATIONS	SUPPLIER
P1		DULUX DESIGN THEATRE BLACK, LOW SHEEN FINISH TO WALLS AND CEILING, SEMI GLOSS TO DOORS	DULUX

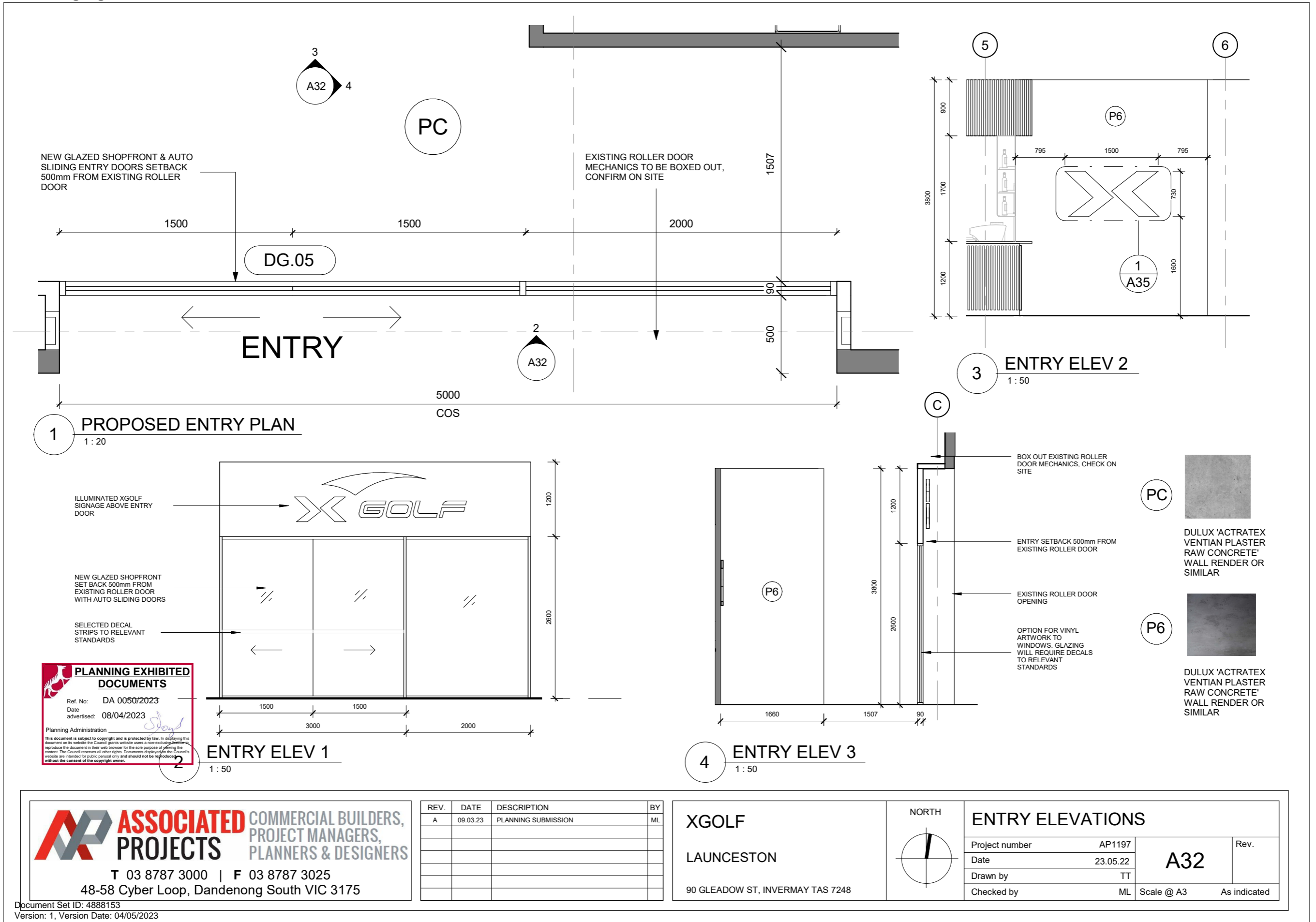
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EXTERNAL ELEVATIONS			
Project number	AP1197	A18	Rev.
Date	23.05.22		
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Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023

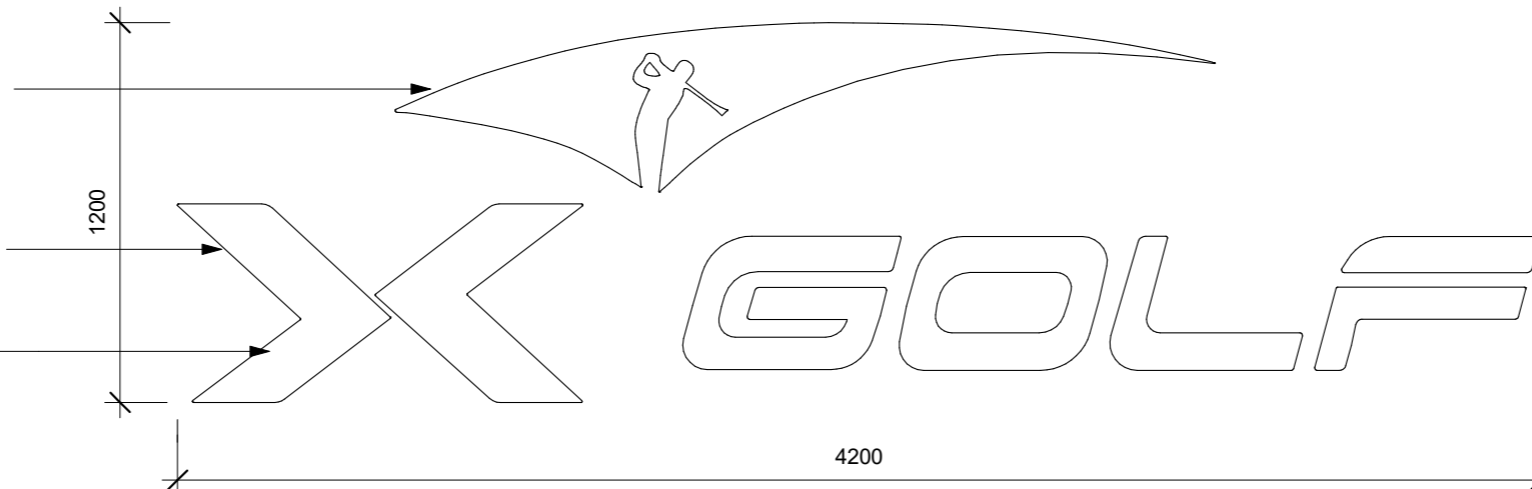


NEW ILLUMINATED 'XGOLF' SIGNAGE
TO EXTERNAL FACADE
4300 x 1200 x 100

"XGOLF" LOGO SHAPE WITH
COMPUTER CUT BLACK VINYL
GOLFER FIGURINE ON
ILLUMINATED FACE.
LETTERS TO BE SCREW
FIXED TO WALL WITH
THREADED STUD RODS

STAINLESS STEEL FABRICATED
CHANNEL LETTER, WITH FRONT
LIT OPAL ACRYLIC FACE.
RETURN AND FACE TRIM TO BE
2PAC SPRAY FINISHED IN
BLACK. INTERNALLY
ILLUMINATED WITH
WATERPROOF LED MODULES
6500K PURE WHITE

SIGNAGE LIGHT AT 68lu, MEASURED
AT 1 METER FROM SOURCE



1 ILLUMINATED SHOPFRONT 'X-GOLF' SIGNAGE
1 : 20



FRONT & BACKLIT EXAMPLE



ACRYLIC EXAMPLE



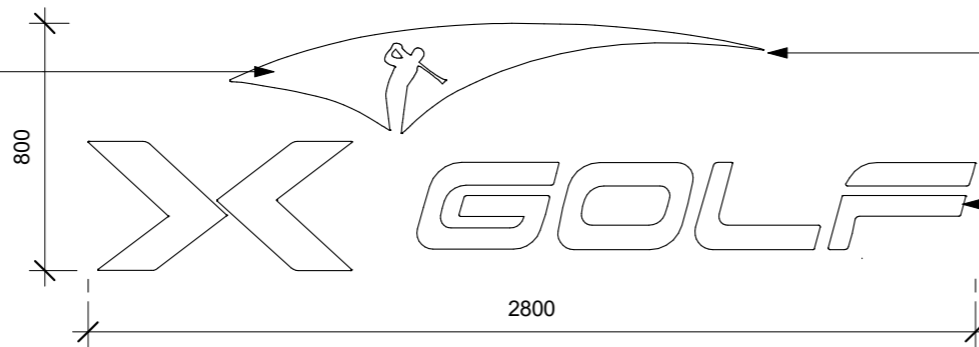
FRONT LIT ACRYLIC SIGNAGE EXAMPLE



BACKLIT BLACK POWDERCOAT EXMAPLE

STAINLESS STEEL FABRICATED
CHANNEL LETTER, WITH FRONT
LIT OPAL ACRYLIC FACE.
RETURN AND FACE TRIM TO BE
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BLACK. INTERNALLY
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WATERPROOF LED MODULES
6500K PURE WHITE

SIGNAGE LIGHT AT 68lu, MEASURED
AT 1 METER FROM SOURCE



NEW ILLUMINATED 'XGOLF' SIGNAGE
TO EXTERNAL FACADE ABOVE
PROPOSED ENTRY DOORS
2800 x 800 x 100

"XGOLF" LOGO SHAPE WITH
COMPUTER CUT BLACK VINYL
GOLFER FIGURINE ON
ILLUMINATED FACE.
LETTERS TO BE SCREW
FIXED TO WALL WITH
THREADED STUD RODS

2 ILLUMINATED ENTRY 'X-GOLF' SIGNAGE
1 : 20

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0050/2023
Date advertised: 08/04/2023
Planning Administration
Stoyl
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PROJECT MANAGERS,
PLANNERS & DESIGNERS
T 03 8787 3000 | F 03 8787 3025
48-58 Cyber Loop, Dandenong South VIC 3175

REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248

EXTERNAL SIGNAGE

Project number	AP1197	A34	Rev.
Date	23.05.22		
Drawn by	TT	Scale @ A3	1 : 20
Checked by	ML		

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



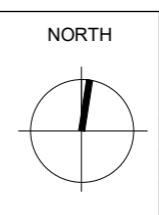
SUBJECT SITE
90 GLEADOW ST, INVERMAY TAS 7248

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0050/2023
 Date advertised: 08/04/2023
 Planning Administration: *Slog*
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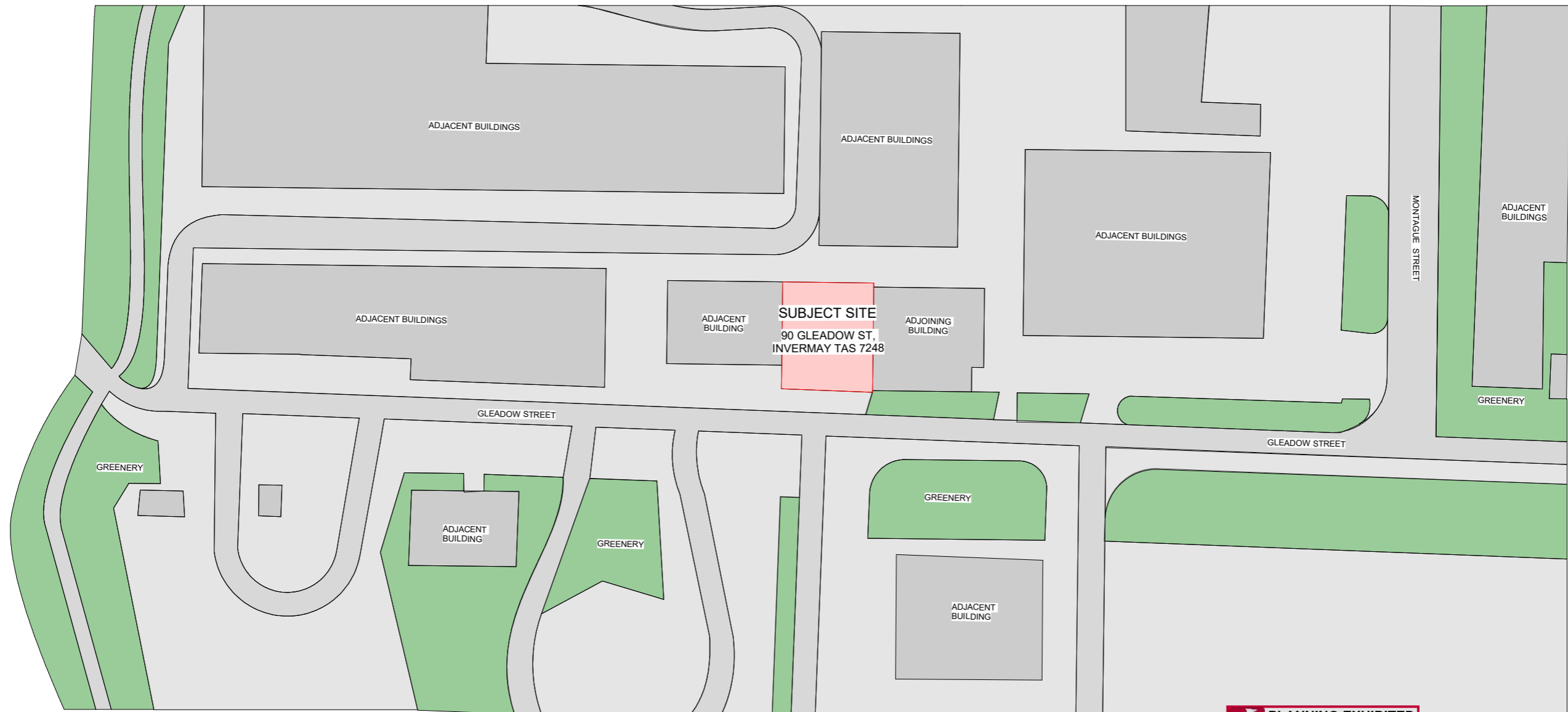
REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
 90 GLEADOW ST, INVERMAY TAS 7248



SITE LOCATION		A02	Rev.
Project number	AP1197		
Date	23.05.22		
Drawn by	TT		
Checked by	ML	Scale @ A3	

Document Set ID: 4888153
 Version: 1, Version Date: 04/05/2023



1 EXISTING SITE PLAN
1: 1000

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0050/2023
Date advertised: 08/04/2023

Planning Administration *[Signature]*

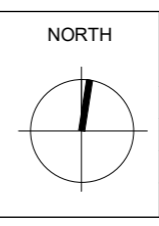
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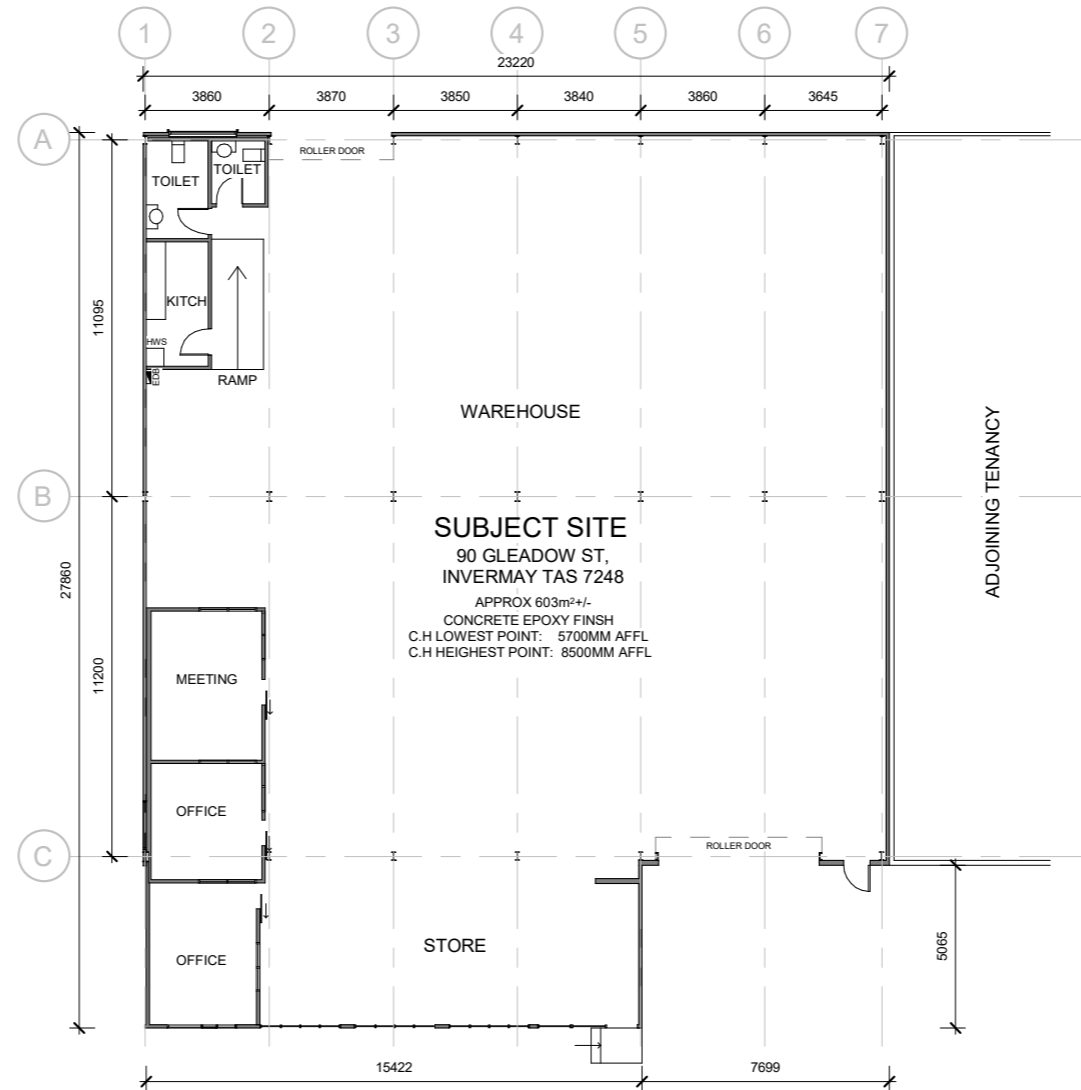
REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248



EXISTING SITE PLAN		A03	Rev.
Project number	AP1197		
Date	23.05.22		
Drawn by	TT		
Checked by	ML	Scale @ A3	1: 1000

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



1 EXISTING FLOOR PLAN
1 : 200

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0050/2023
Date advertised: 08/04/2023

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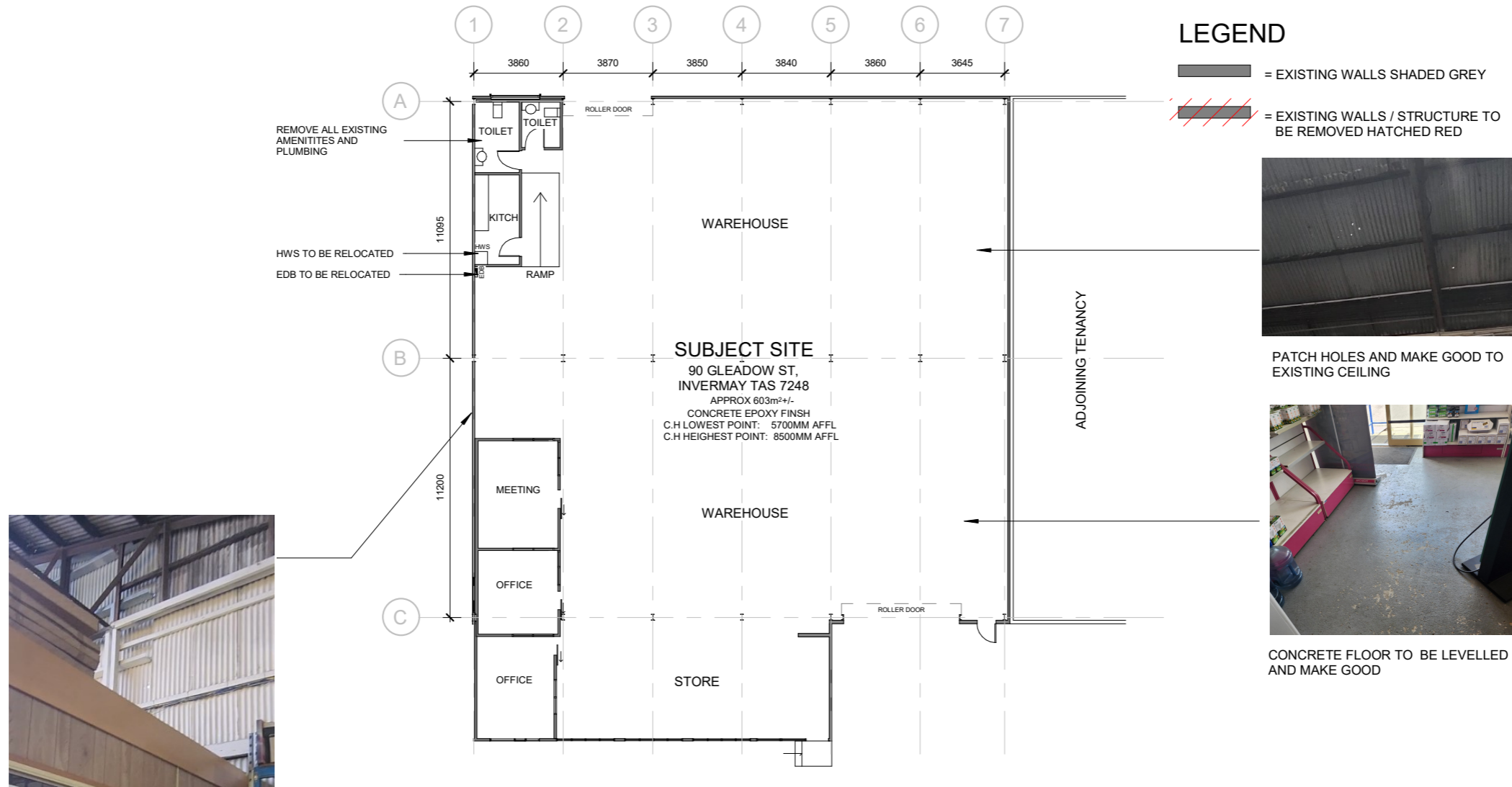
REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248



EXISTING FLOOR PLAN		A04	Rev.
Project number	AP1197		
Date	23.05.22		
Drawn by	TT		
Checked by	ML	Scale @ A3	1 : 200

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



PATCH HOLES AND MAKE GOOD TO EXISTING WALLS



PATCH HOLES AND MAKE GOOD TO EXISTING CEILING



CONCRETE FLOOR TO BE LEVELLED AND MAKE GOOD

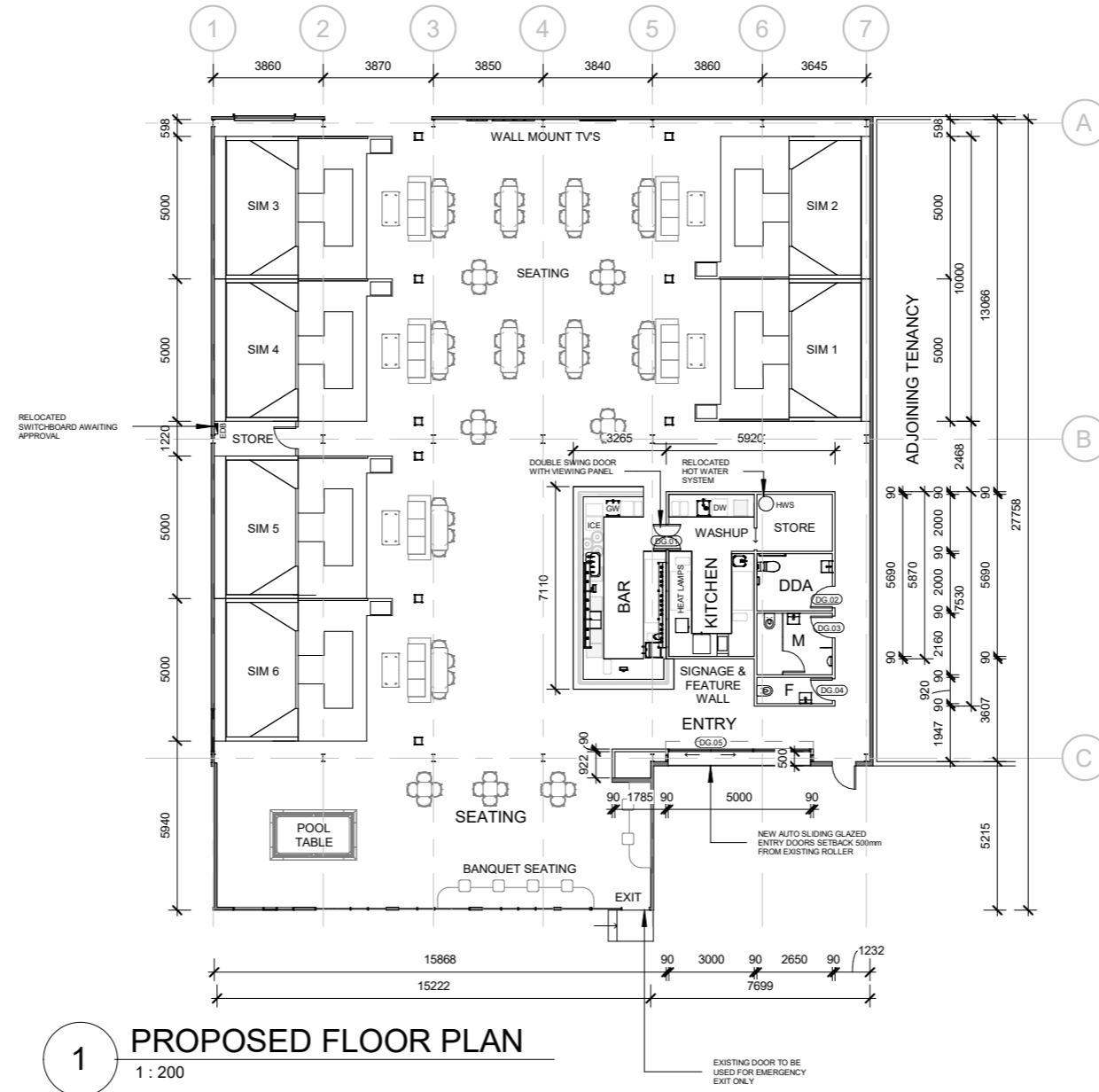
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Ref. No: DA 0050/2023
Date advertised: 08/04/2023

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<p>Document Set ID: 4888153 Version: 1, Version Date: 04/05/2023</p>																																						



PLANNING EXHIBITED DOCUMENTS

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Date advertised: 08/04/2023

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48-58 Cyber Loop, Dandenong South VIC 3175

REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248



PROPOSED FLOOR PLAN		A06	Rev.
Project number	AP1197		
Date	23.05.22		
Drawn by	ML		
Checked by	ML	Scale @ A3	1 : 200

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



EXISTING STOREFRONT

EXISTING REAR ELEVATION



PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0050/2023
Date advertised: 08/04/2023

Planning Administration *Stacy*

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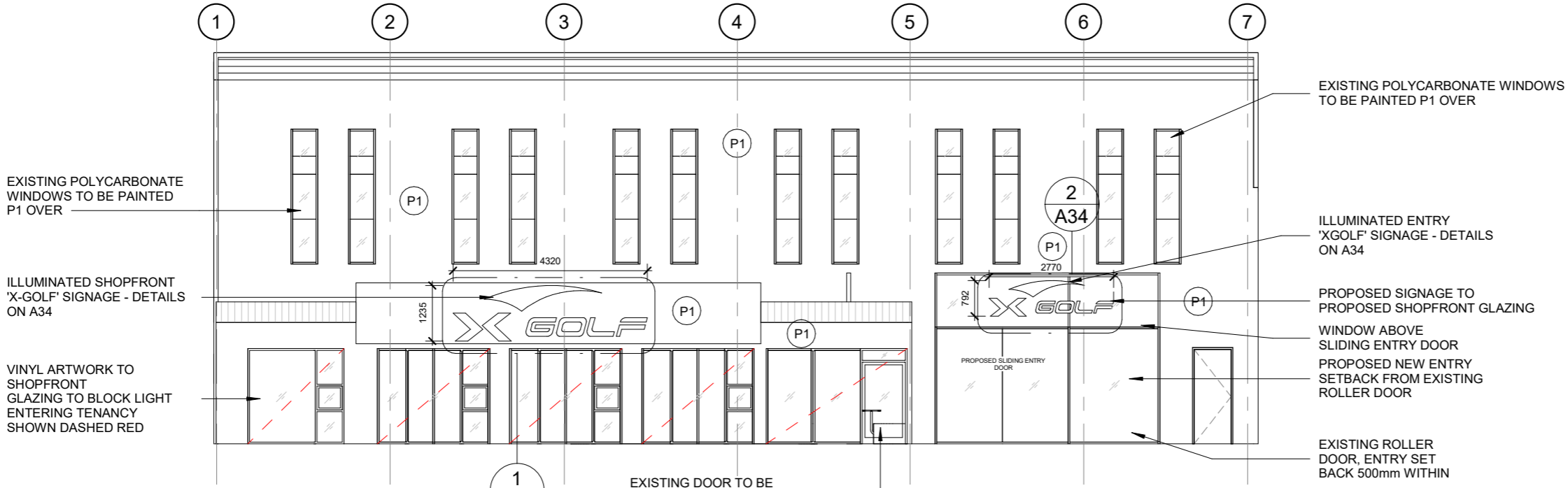
T 03 8787 3000 | F 03 8787 3025
48-58 Cyber Loop, Dandenong South VIC 3175

REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

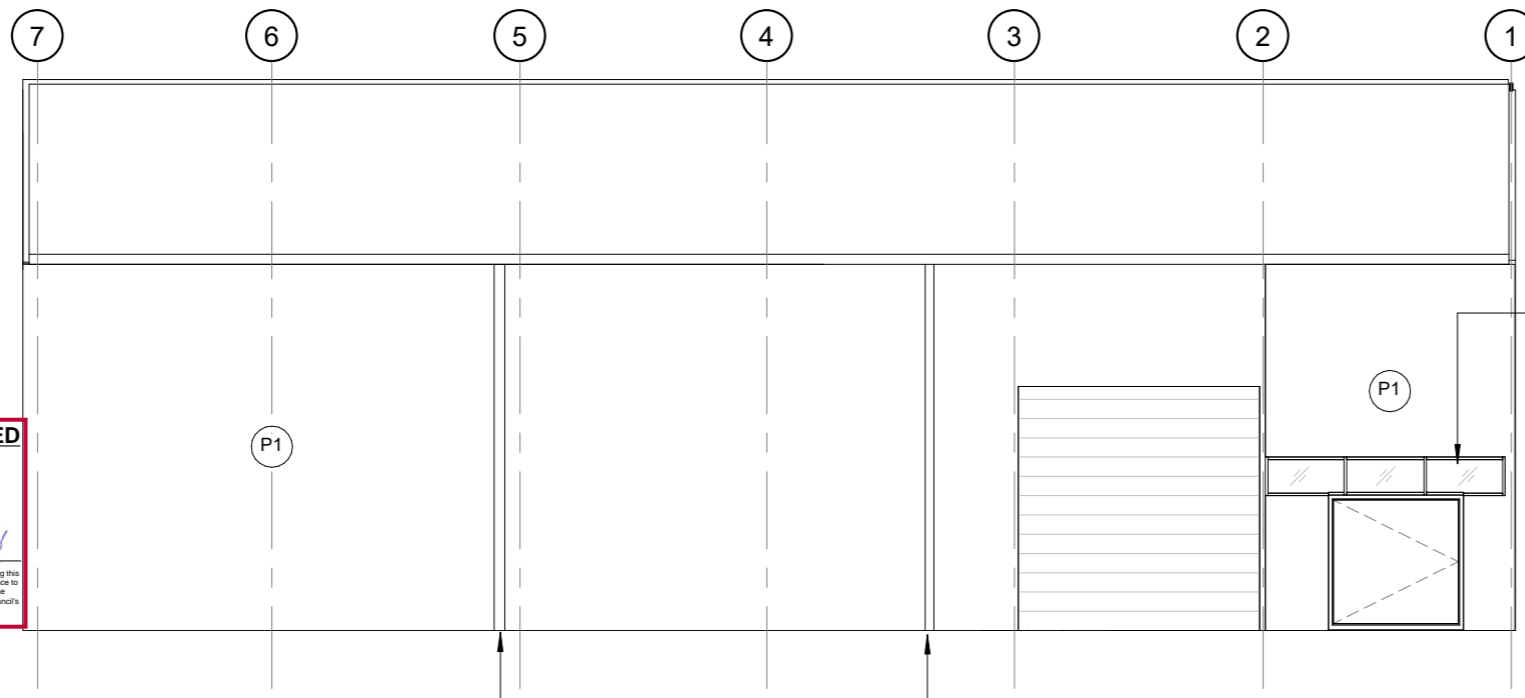
XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248

EXISTING EXTERNAL ELEVATIONS		
Project number	AP1197	Rev.
Date	23.05.22	
Drawn by	TT	A17
Checked by	ML	
Scale @ A3		

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023



1 SHOPFRONT ELEVATION
1: 100



2 REAR ELEVATION
1: 100

SIGNAGE LIGHT AT 68lux, MEASURED AT 1 METER FROM SOURCE

PLANNING EXHIBITED DOCUMENTS
Ref No: DA 0050/2023
Date advertised: 08/04/2023
Planning Administration
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CODE	FINISH	SPECIFICATIONS	SUPPLIER
P1		DULUX DESIGN THEATRE BLACK, LOW SHEEN FINISH TO WALLS AND CEILING, SEMI GLOSS TO DOORS	DULUX

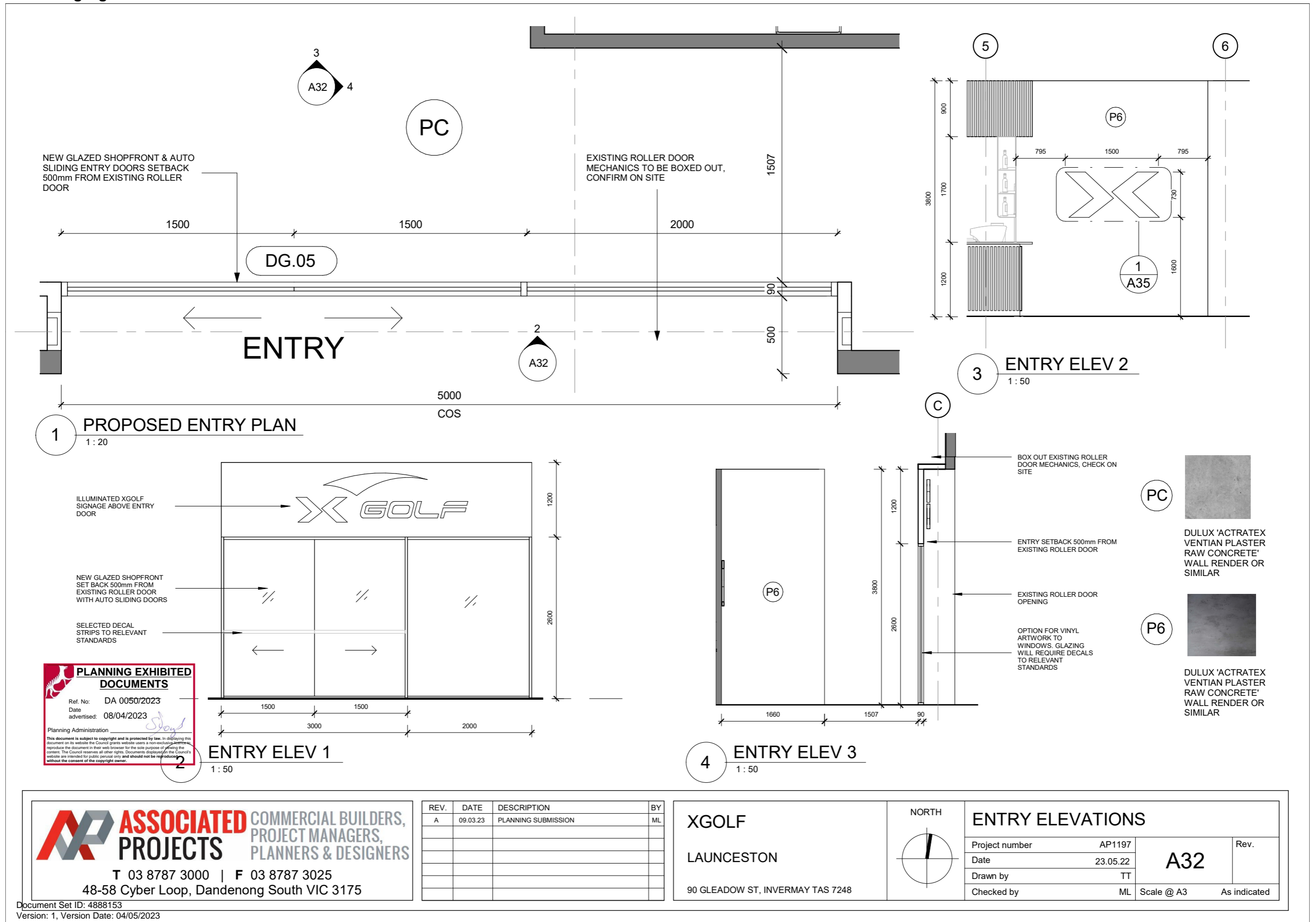
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REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248

EXTERNAL ELEVATIONS			
Project number	AP1197	A18	Rev.
Date	23.05.22		
Drawn by	TT	Scale @ A3	As indicated
Checked by	ML		

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023

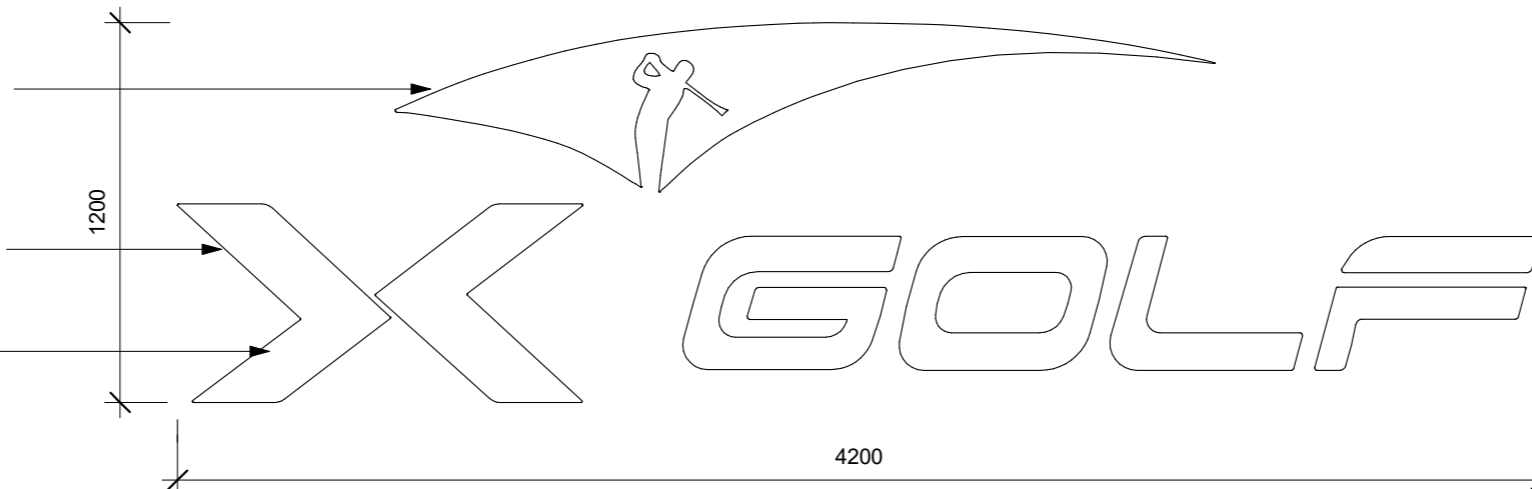


NEW ILLUMINATED 'XGOLF' SIGNAGE
TO EXTERNAL FACADE
4300 x 1200 x 100

"XGOLF" LOGO SHAPE WITH
COMPUTER CUT BLACK VINYL
GOLFER FIGURINE ON
ILLUMINATED FACE.
LETTERS TO BE SCREW
FIXED TO WALL WITH
THREADED STUD RODS

STAINLESS STEEL FABRICATED
CHANNEL LETTER, WITH FRONT
LIT OPAL ACRYLIC FACE.
RETURN AND FACE TRIM TO BE
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BLACK. INTERNALLY
ILLUMINATED WITH
WATERPROOF LED MODULES
6500K PURE WHITE

SIGNAGE LIGHT AT 68lu, MEASURED
AT 1 METER FROM SOURCE



1 ILLUMINATED SHOPFRONT 'X-GOLF' SIGNAGE
1 : 20



FRONT & BACKLIT EXAMPLE



ACRYLIC EXAMPLE



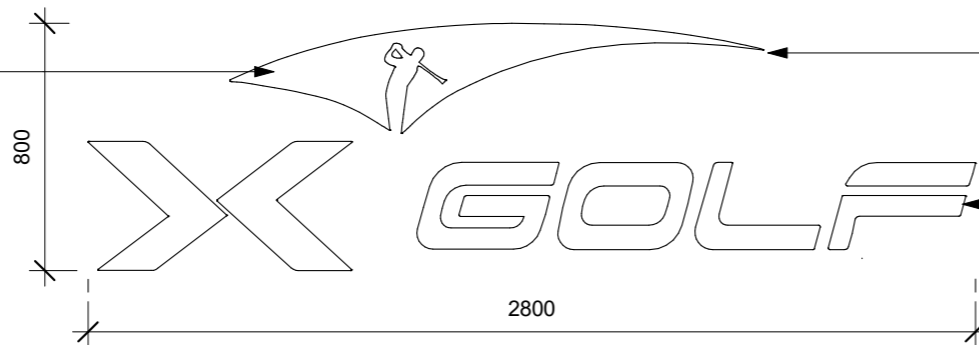
FRONT LIT ACRYLIC SIGNAGE EXAMPLE



BACKLIT BLACK POWDERCOAT EXMAPLE

STAINLESS STEEL FABRICATED
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2 ILLUMINATED ENTRY 'XGOLF' SIGNAGE
1 : 20

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0050/2023
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T 03 8787 3000 | F 03 8787 3025
48-58 Cyber Loop, Dandenong South VIC 3175

REV.	DATE	DESCRIPTION	BY
A	09.03.23	PLANNING SUBMISSION	ML

XGOLF
LAUNCESTON
90 GLEADOW ST, INVERMAY TAS 7248

EXTERNAL SIGNAGE

Project number	AP1197	A34	Rev.
Date	23.05.22		
Drawn by	TT	Scale @ A3	1 : 20
Checked by	ML		

Document Set ID: 4888153
Version: 1, Version Date: 04/05/2023

From: "Will White" [REDACTED]
Sent: Wed, 26 Apr 2023 10:09:55 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0050/2023 Development Application Representation Letter
Attachments: Development-Application-Representation-Letter (2).pdf, Development Application Representation Letter for DA0050.docx

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

Good Morning,

Please find attached a written Representation Letter for DA0050/2023.

We welcome council to come down to the site to discuss the issues we have outlined in the letter further and hear the concerns of business owners.

Kind Regards,

Will White

Director | PGA Professional Coach



PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

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As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.					
EO		OD		Box	
Doc. No.					
Action Officer			Date Received		

CITY OF LAUNCESTON - **Development Application Representation Letter**

Development Application Representation Letter for DA 0050/2023

After reviewing the contents of DA0050/2023, this Development Application Representation Letter is being submitted to council as we believe the application does not satisfy the Parking Requirements set out by the Tasmanian Planning Scheme for the following reasons.

P1.1 (a) There are no off-street public car parking spaces for customers within reasonable walking distance of the site. The on-street parking is used for nearby businesses and should not be allocated for this site only.

c) Public transport is not within reasonable walking distance and with alcohol being consumed by customers at X Golf, accessible public transport is important.

f) Gleadow St is a busy street with constant traffic during the day with not all parks clearly defined. Gleadow St will be subject to further development in future that would make these parks more used by customers of nearby businesses which would lead to the need to police these parks by council.

We note parking sections 6 & 14 are heavily used by customers of WillFit Golf and Randalls heating and due to the nature of X Golfs business boasting a bar, we are concerned that customers would leave their cars overnight in these parks which would affect [REDACTED] businesses customers significantly.

Overall, unless the proposed X Golf site can satisfy the required off street car parking requirements, this is an over development of the site and would have a negative impact to the immediate area due to the growing demand of on street parking for the current and developing Gleadow street area.

Kind Regards,

William White

Director

WillFit Golf Pty Ltd



Reference

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;
- (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) the availability and frequency of other transport alternatives;
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (g) the effect on streetscape; and
- (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

From: "Mike James" [REDACTED]
Sent: Wed, 26 Apr 2023 12:28:41 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0050/2023 Development Application Representation Letter
Attachments: Development Application Representation Letter for DA0050.docx,
Development-Application-Representation-Letter.pdf

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

Good Afternoon,

Please find attached a written Representation Letter for DA0050/2023.

We welcome council to come down to the site to discuss the issues we have outlined in the letter further and hear our concerns.

Regards,

Mike James
Randall Heating

Development Application Representation Letter for DA 0050/2023

After reviewing the contents of DA0050/2023, this Development Application Representation Letter is being submitted to council as we believe the application does not satisfy the Parking Requirements set out by the Tasmanian Planning Scheme for the following reasons.

P1.1 (a) There are no off-street public car parking spaces for customers within reasonable walking distance of the site. The on-street parking is used for nearby businesses and should not be allocated for this site only.

c) Public transport is not within reasonable walking distance and with alcohol being consumed by customers at X Golf, accessible public transport is important.

f) Gleadow St is a busy street with constant traffic during the day with not all parks clearly defined. Gleadow St will be subject to further development in future that would make these parks more used by customers of nearby businesses which would lead to the need to police these parks by council.

We note parking sections 6 & 14 are heavily used by customers of WillFit Golf and Randall Heating and due to the nature of X Golfs business boasting a bar, we are concerned that customers would leave their cars overnight in these parks which would affect [REDACTED] businesses customers significantly.

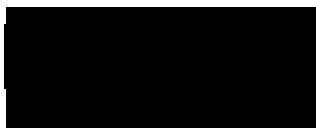
Overall, unless the proposed X Golf site can satisfy the required off street car parking requirements, this is an over development of the site and would have a negative impact to the immediate area due to the growing demand of on street parking for the current and developing Gleadow street area.

Kind Regards,

Michael James

Director

Randall Heating & Ventilation Pty Ltd



Reference

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;
- (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) the availability and frequency of other transport alternatives;
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (g) the effect on streetscape; and
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Development Application Representation Letter

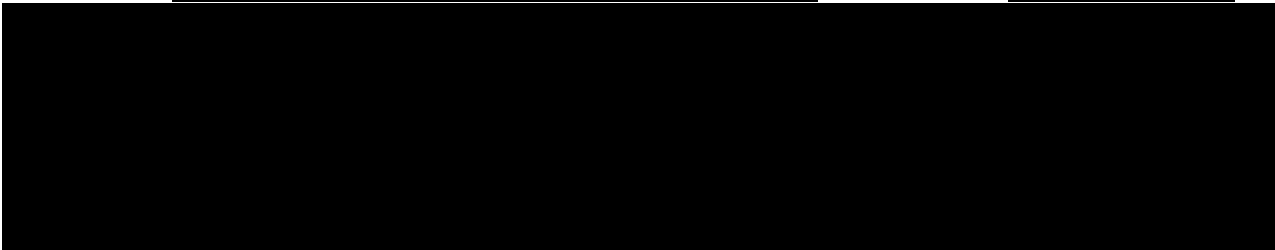
Development Application Number

Address of Development

Details of Representer

Title Given Name/s

Surname Date of Birth



Reason for Representing

This representation is being made purely in relation to the lack of onsite parking and the affects that this development would have on the on street parking of Gleadow St and the nearby businesses should this application be approved without further consideration. Please find supporting document addressing the parking code.

Representer's Signature

Date 26 / 04 / 2023

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As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.					
EO		OD		Box	
Doc. No.					
Action Officer			Date Received		

CITY OF LAUNCESTON - **Development Application Representation Letter**

From: "Sales [REDACTED]"
Sent: Thu, 27 Apr 2023 17:00:59 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0050/2023 86-96 Gleadow St
Attachments: LCC DA0050 REPRESENTATION LETTER.pdf, DWPC826.docx
Importance: Normal

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

Chief Executive Officer,

Development Application Representation Letter and supporting Doc att'd re DA0050/2023 86-96 Gleadow St development.

Regards David Payne



SINCE 1988



Development Application Representation Letter

Development Application Number DA0050/2023

Address of Development

86-96 Gleadow Street
Invermay TAS 7248

Details of Representor

Title MR Given Name/s DAVID

Surname PAYNE Date of Birth [REDACTED]



UNFORTUNATELY WITH NO PRIOR NOTICE BEING GIVEN AND ONLY FINDING OUT LAST NIGHT ABOUT THIS DA. I HAVE NOT HAD THE OPPORTUNITY TO GET QUALIFIED ADVICE ON THIS SO I AM SIMPLY STATING CONCERNS AS I SEE THEM I WOULD QUESTION LAU-S10.6.1 RESPONSE A3 AS D.A. STATES IT IS ^{DESIGNED} ^{INDOOR} ENTERTAINMENT? 18.1 LIGHT INDUSTRIAL ZONE - PROVIDING THE DEVELOPMENT CAN TOLERATE A SPRAY BAY & LARGE COMPRESSOR RUNNING FOR 3 DAYS CONTINUOUS WHEN MANUFACTURING A POOL. 18.3.2 DISCRETIONARY USE AS 18.1 ABOVE WE WOULD REQUIRE ASSURANCE THERE WOULD NOT BE COMPLAINT WITH US CONTINUING MANUFACTURING PROCESS, ACCESS FOR SOFT CRANE & SEMI TRAILERS FOR POOLS

Representor's Signature [REDACTED]

Date 27 '4 '23

PARKING - REFER SUPPORTING DOC ATT.D



Town Hall, St John Street, Launceston
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000
E contactus@launceston.tas.gov.au www.launceston.tas.gov.au

PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.				
EO		OD		Box
Doc. No.				
Action Officer			Date Received	



27th April, 2023

DA 0050/2023 Representation Letter 86 – 96 Gleadow Street

C2.0

Parking requirements do not appear to be met as requirements set out in the Planning Scheme

P1.1 (a) No off street car parking spaces are to be provided. On street parking is barely sufficient with traffic to our current neighbours which is noted as occasional outside visitation overflowing to parking spaces we leave clear for our customer to use.

Retail Customers frequent our business partly due to the ease of parking and access to our retail premises.

A considerable number of customers are elderly and can not carry 20kg bags of sand or salt or any of the items they would purchase in our shop the 150m considered acceptable in the DA report.

We have 11 staff that utilise the indicated parking spots plus 3 spots we try to keep free for customers so I would question there are 30 of these available between 8am and 5pm? Patronage is significantly higher in summer so I assume this study was not done in the peak of summer.

The staff parking in the manner shown would limit our ability to demould swimming pools from our moulds. These are rolled out onto portable ramps 10m out to our eastern boundary completely blocking this access which then requires 40-50t cranes to enter from the right of access lane on the northern boundary to lift the pools off the mould, turn them over and place them in our adjoining yard. We also need semi trailers to cart the pools from the adjoining yard.

We would need some sort of formal agreement for us to be able to continue manufacturing our swimming pools from here.

I have since spoken with the property owner and he would formally support this type of agreement and also suggested we should be able to have the Gleadow street frontage spaces allocated as customer only parking during business hours. He will also advise more accurately our business operations which would resolve a number of the concerns we have with this report and development.

We are not against any development in the area but without some changes the development could adversely affect our viability. I also find it a strange mix to have in the middle of two concrete plants and manufacturing/retail businesses.

Regards David Payne
Managing Director
Tassie Pools & Spas Pty Ltd.
[Redacted Signature]

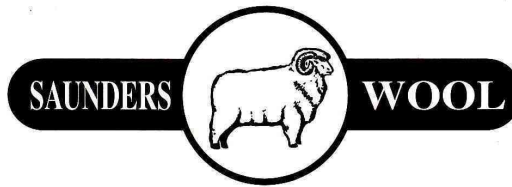
QUOTE IS VALID FOR 30 DAYS. PLEASE CONFIRM QUOTE AFTER THIS DATE.

From: "Saunders Wool" [REDACTED]
Sent: Mon, 1 May 2023 14:29:26 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA - 0050/2023 Representation Letter 86 - 96 Gleadow Street
Attachments: IMG_0001.pdf

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

ATT. Catherine, Thank you for taking my call earlier today, Please find attached
Regards Robert Saunders

SAUNDERS WOOL
[REDACTED]
[REDACTED]
[REDACTED]



DA 0050/2023. Representation Letter 86 – 96 Gleadow Street

Att. Catherine, I spoke to you earlier today.

Area that X golf wish to put their 5 employees car park *this will impact.*

- **Limit our ability to store bales of wool**, this area (Raspens Lane) has been used for storage of bales of wool since 1982 - we can have up to 20- 50+ bales at a time in (Raspens Lane) these bales stand for max 2 hrs before we individually load them with a trolley, onto an elevator that elevates them to the top level of our building (Saunders Wool)
- **Semi-trailer trucks**, Heavy industrial traffic – semi trailers use these lanes with cargo and goods, these lanes are used for logistics thoroughfare between businesses. Leaving it very tight and limited area to move
- **Loading & Unloading trucks with fork-lift**, the area is limited in space and not suitable for cars to be parked at any time.

This area (Raspens lane) is a lane way and not suitable for 5 car spaces.

Regards Robert Saunders.

Managing Director.

Saunders Wool.



Our Ref: L220733
Your ref: PLN-22-0185

Date 10 October 2022

Planning Department
Launceston Council
Town Hall, 18-28 St John Street
Launceston TAS 7250

By Email: planning.queries@launceston.tas.gov.au
CC Catherine.Mainsbridge@launceston.tas.gov.au

Dear Planning

RE: RESPONSE TO REPRESENTATIONS – DA0050.2023 – 86-96 GLEADOW STREET INVERMAY

On behalf of our client, we provide the following in response to the received representations for this application. The raised points are summarised as follows:

CLAUSE LAU-S10.6.1 Unacceptable uses

The Use Class of the proposal was discussed with Launceston Council planners prior to making the submission. The following definitions are provided for clarification:

COMMUNITY MEETING AND ENTERTAINMENT

use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.

SPORTS AND RECREATION

use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, children's play centre, swimming pool, race course, sports ground, and major sporting facility.

Clause 6.2.4 states that 'If a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class'. The proposed is more similar to a bowling alley than a place of worship, for instance. As such, the Use is permissible under the SAP.

NEIGHBOURING USES

LAUNCESTON

10 Goodman Court INVERMAY
PO Box 593 Mowbray TAS 7250

ST HELENS

48 Cecilia Street ST HELENS
PO Box 430 St. Helens TAS 7216
03 6376 1972

HOBART

Rear Studio 132 Davey Street
Hobart TAS 7000
6227 7968

Document Set ID: 488348 3760
Version: 1, Version Date: 04/05/2023



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

It is understood that there are existing uses neighbouring the subject site. The developer recognises their prior and existing use rights.

Given that the main activity times for the proposed are expected to be outside of the main activity times for the neighbouring uses, any land use conflict is expected to be minimal or none. Put another way, the neighbouring businesses will have closed by the time the proposed activity gets started with any significant activity.

The developer is more than willing to work in with the use of the laneway, noting that the parking spaces indicated on plan are parallel to the building and have the least amount of intrusion to the laneway. It is unlikely that activity times will coincide, but cooperation can be arranged.

That said, a neighbouring land use and activity should not preclude the ability for the use of the subject site, within reason, for parking.

PARKING

The availability of parking spaces appears to be a main concern, and it is recognised that in the morning and early afternoon hours of weekdays, this is a busy area for traffic. However, between the parking study completed for this application and constant and casual observation, the parking spaces are rarely **all** occupied in a 150m radius and in the late afternoons and weekends, the street is virtually empty.

There is no proposal to allocate or differentiate the available on-street parking spaces to particular businesses and it is the position of this submission that on-street parking spaces are publicly owned and should not be considered as exclusive for the use of any one private-owned asset. The parking study merely shows what is available and how the spaces are used. The study was undertaken in February 2023.

As a side note, the parking available at the Automobile Museum is also publicly owned, and in easy distance of the subject site, although just out of the 150m radius used for the study.

That there is very little offering in terms of public transport options is an issue that is bigger than this application can manage, however, it should be remembered that there are options for taxis and ride sharing for those that should not drive. Responsible service of alcohol will also be a matter of day-to-day business. If one or two people do indeed need to leave their cars overnight, it will most likely be on a weekend, when Gleadow Street has very low activity. Besides which, one or two spaces will not make a significant difference to the availability of parking in the area overall.

The high activity times for the proposed will not coincide with the high activity times observed in Gleadow Street and the immediate area by the existing businesses. Therefore, the proposed is a consolidation of the available parking spaces, over the course of the day and week. This is in effect, a more efficient use of the public asset (car parking spaces). This is in accordance with Clause C2.5.1 P1 (b) specifically relates to this:

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;



WOOLCOTT SURVEYS



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SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

It is the position of this application that the proposed makes best use of the variation in car parking demand over time, and that there efficiencies gained for a public asset – as existing. This is an excellent planning and land use outcome for a new development.

Further, and although not included in the objectives of the planning scheme, this project will provide some small increase to the night-time economy of Launceston. The proximity of the site is not far or difficult to get to from Seaport and it's not unreasonable to think that a group of people might dine there and then head over to the subject site. Encouraging this type of activity is surely a positive contribution to Launceston's lifestyle.

With Regards,

Michelle Schleiger
Town Planner

Woolcott Surveys

10. ANNOUNCEMENTS BY THE MAYOR

10.1. Mayor's Announcements

FILE NO: SF2375

Thursday 4 May 2023

- Attended the St. Patrick's College's *School of Rock* at the Princess Theatre

Friday 5 May 2023

- Attended Graeme Murphy in Conversation at the Launceston Library
- Attended the *Mason|Marsden* Exhibition Opening, Queen Victoria Art Gallery, Royal Park

Monday 8 May 2023

- Attended the Rotary Club of Central Launceston lunch as sponsor representative for 2022 Motors Launceston Tamar Valley Cycle Challenge featuring Sally's Ride

Tuesday 9 May 2023

- Attended the Skål International luncheon
- Attended the Arts Fundraising Workshop by Creative Partnerships Australia

Thursday 11 May 2023

- Officiated at the 90th Birthday of Central Auxiliary of the Launceston General Hospital

Saturday 13 May 2023

- Participated in the Panel Discussion: Tasmanian Community Fund Emerging Community Leaders Program
- Officiated at the ABCDE Learning Site Builder Time (represented by Cr Dawkins) at UTAS Community Garden, Inveresk

Monday 15 May 2023

- Officiated at the Celebrating Volunteers Morning Tea and film, Tramsheds Inveresk

Tuesday, 16 May 2023

- Officiated at the opening of the UTAS Stone Building, Inveresk

Wednesday 17 May 2023

- Attended the Local Government Association of Tasmania, General Management Committee Meeting and Premier's Local Government Council Meeting
 - Officiated at Join the Circus - opening soiree for Australian Musical Theatre Festival
-

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).

12.1.1. Councillors Questions on Notice - Councillor S Cai - Launceston College Parking

FILE NO: SF2375

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question, asked at the Council Meeting on 4 May 2023 by Councillor S Cai, has been answered by Dan Ryan (General Manager Community and Place Network).

Questions:

1. Could Launceston College students get access to discounted Council parking?

Response:

The Central Activities District Parking Implementation Plan states that parking fees should be consistent in each of the three key areas of the Central Area, including the City Core, Outer City and City Fringe and should be structured to encourage modal shift, while not limiting visitors to businesses. A move to provide discounted parking to Launceston College students would be contrary to the parking plan. There is a range of cost effective off-street car parking options located around the college. These options include the Bathurst Street carpark which sits opposite the campus entrance on Brisbane Street and can be accessed at a cost of \$2.00 per two hours and \$5.00 per day Monday to Friday between 8.00am and 5.30pm.

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. COMMITTEE REPORTS

13.1. Tender Review Committee - 4 May 2023

FILE NO: SF0100/CD.008/2023

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Tender Review Committee.

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to:

1. accept the tender submitted by Zanetto Civil for Cataract Gorge Sewerage Pump Station Renewal, Contract No: CD008/2023 be accepted at a cost of \$663,199 (exclusive of GST).
 2. rescind the decision made on 23 March 2023 to award CD.050/2022 to Southridge Design for the design and construction of a renewed play space at Punchbowl Reserve on the basis that value for money could not be appropriately evaluated and the incorrect contract was specified in tender documentation.
-

REPORT:

The Tender Review Committee Meeting, held on 4 May 2023, determined the following:

1. that the tender submitted by Zanetto Civil for Cataract Gorge Sewerage Pump Station Renewal, Contract No: CD008/2023 at a cost of \$663,199 (exclusive of GST) be accepted; and
2. to rescind the decision made on 23 March 2023 to award CD.050/2022 to Southridge Design for the design and construction of a renewed play space at Punchbowl Reserve on the basis that value for money could not be appropriately evaluated and the incorrect contract was specified in tender documentation.

The upgrade of the Punchbowl playspace will continue with a more traditional approach of design and consultation prior to tendering for construction works.

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.
5. To maintain a financially sustainable organisation.

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

14. ORGANISATIONAL SERVICES NETWORK

14.1. 2022/2023 Budget - Budget Amendments

FILE NO: SF7463/SF6939

AUTHOR: Nathan Williams (Manager Finance)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2022/2023 Statutory Estimates.

A decision for Recommendation 1. requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

2. consider adjustments made during 1 April to 30 April 2023 by the Chief Executive Officer to the 2022/2023 Budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2022/2023 Statutory Estimates:
 - (a) Expenses
 - i. the net decrease in operations expenditure of \$162,000.
 - (c) Capital Works Expenditure
 - ii. the increase in the Council's funded expenditure of \$162,000.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$15,265,798 (including capital grants of \$23,757,793) for 2022/2023.
 - (b) the capital budget being increased to \$37,586,897 for 2022/2023.
 3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2022/2023 budget for the period 1 April to 30 April 2023.
-

REPORT:

1. Budget Amendments

The budget amendments are changes to the Statutory Estimates which require a Council decision. The changes relate to external grant revenue and transfers between Operations and Capital projects.

	Operations \$'000	Capital \$'000
Statutory Budget as 01/07/2022	(4,931)	16,737
Adjustments Approved by Council to 31/03/2023	20,035	20,688
Balance Previously Advised as at 31/03/2023	<u>15,104</u>	<u>37,425</u>
 <u>Amendments</u>		
Additional Council Funds	0	0
Capital to Operations	0	0
Operations to Capital	162	162
Operations	0	0
External Funds	0	0
External Funds Not Received	0	0
Statutory Budget as at 30/04/2023	<u>15,266</u>	<u>37,587</u>
Deduct Capital Grants and Contributions	<u>(23,758)</u>	
Underlying Operating Budget Surplus/(Deficit)	<u>(8,492)</u>	

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure.

Details of the amendments are as follows:

1(a) The following items need to be reallocated from Operations to Capital:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP45968	Infrastructure and Engineering Street Lighting Management	\$1,128,952	\$162,000	\$0	\$966,952
CP24493	Streetlight Pole Replacement	\$0	\$0	\$162,000	\$162,000
	TOTALS	\$1,128,952	\$162,000	\$162,000	\$1,128,952

The project scope of works:

A number of streetlight poles have been condemned by Department of Justice and as a result need to be replaced by the City of Launceston. The replacement poles need to be capitalised per the Council's Capitalisation Framework Document.

Funds need to be reallocated from the operational project the Infrastructure and Engineering Street Lighting Management project into a newly created capital project.

Operations to Capital	Operations	Capital
Streetlight Pole Replacement	(\$162,000)	\$162,000
TOTAL	(\$162,000)	\$162,000

2. Chief Executive Officer's Report on Adjustments

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy (12-PI-001), adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

Project Number	Project Description	Budget Before This Adjustment	Adjustment	Revised Budget	Type of Change
24291	Launceston Waste Center - Eastern Extension Capping	\$2,510,844	(\$262,000)	\$2,248,844	Decrease
24000	Gorge Cliffgrounds Stormwater Pump Station Renewal	\$700,000	\$250,000	\$950,000	Increase
24491	Carr Villa Crematorium Refurbishment Design	\$0	\$12,000	\$12,000	Increase
	TOTALS	\$3,210,844	\$0	\$3,210,844	

The following capital project adjustments have occurred in the period 1 April to 30 April 2023:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24291	Launceston Waste Center - Eastern Extension Capping	\$2,510,844	\$262,000	\$0	\$2,248,844
24000	Gorge Cliffgrounds Stormwater Pump Station Renewal	\$700,000	\$0	\$250,000	\$950,000
24491	Carr Villa Crematorium Refurbishment Design	\$0	\$0	\$12,000	\$12,000
	TOTALS	\$3,210,844	\$262,000	\$262,000	\$3,210,844

The project scope of works:

The Eastern Extension area of the landfill was considered to be full, and in line with the Council's Environmental Protection Notice required capping and rehabilitation.

However, in the past 12 months the Council's Officers have identified some preferential settlement that creates additional capacity for placement of more waste before closure. This means the funds for capping this are not required until 2025. Design work has been completed on this project.

Tender responses for the Cataract Gorge Cliffgrounds Stormwater Pump Station Renewal project, earlier budget estimates were based on rates from 2020. This budget adjustment reflects current market rates for these essential works.

It is proposed to start design works on the refurbishment of the cremator at Carr Villa to confirm costings and anticipated works which will occur in a future financial year.

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

BUDGET AND FINANCIAL IMPLICATIONS:

As per the report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

14.2. City Innovation Strategy

FILE NO: SF7494

AUTHOR: Cameron Smith (Smart City Project Officer)

GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To consider the endorsement of the City Innovation Strategy.

RELEVANT LEGISLATION:

Personal Information Protection Act 2004

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 27 April 2023 - City Innovation Strategy

RECOMMENDATION:

That Council endorses the City Innovation Strategy (ECM Doc Set ID 4889295).

REPORT:

The City Innovation Strategy (the Strategy) is a people-first approach to innovation, informed by best practice research and extensive community engagement through dedicated surveys and workshops.

During 2022 a community survey was launched as well as a staff survey with a total of 242 responses. The Council's *Tomorrow Together* program and survey in 2022 also included City Innovation themes and had over 500 responses.

Seven in-person workshops and one interactive online workshop were also held in 2022 with a total attendance of 137. The workshops included representation from the general community, business, industry, emergency services and government among other groups. Learnings from surveys and feedback analysed have directly informed the direction of the Strategy.

Throughout the development of the Strategy there has been continuous collaboration with internal subject matter experts and other councils.

The Strategy covers the strategic landscape in Launceston, providing a framework to facilitate and promote Launceston's innovation initiatives over the next five years. It complements existing State and National success in advancing innovative projects across Tasmania and aligns with wider regional goals articulated in the Greater Launceston Plan.

Strategic and technology principles have been identified that will guide all future innovation activity. Developed in collaboration with our community and key stakeholders, Council will consider the principles at every stage of an innovation project from idea formation, throughout project delivery and policy development, into ongoing management and beyond.

The Strategy is based around six strategic themes. The key themes are used to support the organisation to identify focus areas, prioritise and deliver projects. The Council has a leading role to play in delivering many of the objectives outlined under each theme, while others will be best achieved by local partners, regional partnerships, or the Tasmanian and Australian governments. In all instances, the City of Launceston will play a leading role in advocating for each objective through collective effort.

Overall, the Strategy is a comprehensive plan that emphasises collaboration and community involvement to drive innovation and enhance liveability, accessibility, connectivity and sustainability.

RISK IMPLICATIONS:

The world is digitising, and it is becoming increasingly difficult for cities to avoid the use of technology in their operations. The increasingly pervasive nature of digital technology means there are inherent risks associated with not having a consolidated a strategic approach.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The City Innovation Strategy can have positive economic impacts by fostering the development of new businesses and creating jobs. It can also increase efficiency and productivity in various sectors through the use of technology and innovation.

In terms of the environment, a city innovation strategy can help reduce carbon emissions by promoting sustainable practices and the use of green technology. This can also lead to cost savings in energy and resource consumption.

From a social perspective, a city innovation strategy can improve the quality of life for residents by creating more livable and accessible communities. It can also increase civic engagement and empower citizens to participate in decision-making processes, leading to more inclusive and democratic governance.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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. Delos Delta - City of Launceston Smart City Strategy [14.2.1 - 36 pages]

CITY OF LAUNCESTON INNOVATING WITH INTELLIGENCE

A City for the Future



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Acknowledgement of Country

We acknowledge Tasmanian Aboriginal People as traditional custodians of this land, we pay respect to Elders past, present and future, as they hold the memories, traditions, culture and hope for generations to come.

We recognise and value Aboriginal histories, knowledge and lived experiences and commit to being culturally inclusive and respectful in our working relationships with Aboriginal People.

CITY OF
LAUNCESTON
**INNOVATING WITH
INTELLIGENCE**

A City for the Future



Foreword

Mayor's Message

Since its earliest days, Launceston has a proud history of innovation and technological advancement. Launceston is now looking to improve community connection, data-driven decision-making, and cyber-security through innovation and well-managed technology. The City of Launceston has achieved many innovative successes in recent years, and as we continue to mature in this space, the time is right for us to deliver a Strategy which signals our vision for the future.

This Strategy's core aim is to facilitate a more inclusive, accessible, and convenient city for the entire community. These aims will be achieved through the integration of technology and infrastructure, the clever use of data, and above all, ongoing community consultation, protection of privacy and a people-focused approach to innovation.

I am thrilled to mark the launch of this Strategy and I look forward to our city and the wider region embracing technology, celebrating innovation, and using data to enhance liveability, connectivity and sustainability for all.



Danny Gibson
Mayor

CEO's Message

The City of Launceston has always been a centre of innovation. We're leveraging these strong foundations with a dedicated Strategy that will drive growth and prosperity and deliver better local services.

This focus of this Strategy is underpinned by the Greater Launceston Plan's community vision statement:

'Sustainable prosperity for greater Launceston will be achieved by consolidating and building nationally and internationally recognised strategic advantages for the region through a focus on creativity and innovation, maintaining exceptional environmental and liveability qualities and ensuring a diverse, connected and inclusive region.'

Council is already hard at work delivering innovative projects across the city. Our mindset is one of actively seeking opportunities for continuous improvement. By working together, we can help Launceston become a national centre for innovation whilst retaining and enhancing its character as a liveable and enjoyable place to live.

This Strategy will support Council's goal to operate efficiently and effectively, delivering value to the community and improving the services we provide.

We will continue to value innovation and creativity and embrace change that leads to positive outcomes for our community.

Michael Stretton
Chief Executive Officer



Introduction

Launceston is no stranger to innovation. Often referred to as a 'city of firsts', Launceston was the first city in Australia to install a sewer system, the first to be powered entirely by hydro electricity and the first to use anaesthetics in medical operations. The Innovating with Intelligence Strategy (this Strategy) continues Launceston's innovation, in alignment with the City's adage of Progress with Prudence.

Now more than ever, there is immense value and opportunity in innovation. It is the ideal time for us to consolidate our past success with a Strategy that will guide the future of innovation, technology and data across our city and region.

We have strong innovation foundations, including strong research and academic institutions, an educated and skilled workforce, and increasing investment in technology. This provides a launchpad for our next phase of innovation.

To develop this Strategy we engaged with a broad cross section of our community. This included residents, local innovators and industry leaders, as well as Councillors and staff at the City of Launceston. Together, we identified the highest priority issues in the region and how best to address them.

With this in mind, we have developed this Strategy with our community front and centre, delivering projects and programs you care about.

What does City Innovation mean for the Launceston community?

Innovation is about doing things differently. It includes the deployment and use of technology, pioneering practices, and harnessing new ideas to improve services and products. City innovation improves the lives of residents and strengthens the fabric of our community by enhancing sustainability, liveability, and prosperity.

Through engagement, our community confirmed their support for city innovation. Our community are excited by the safe, appropriate, and effective use of technology and innovation to drive community outcomes.

Our approach recognises that innovative cities are designed with people, collaboration and improvement front of mind. An innovative city incorporates all projects and process improvements regardless of whether they are technology focused.

Whilst technology, data and smart city concepts are an important part of city innovation, the Launceston community sees them as enablers to addressing real-world challenges, enhancing local opportunities and improving community outcomes.

We will focus on supporting decision-making and deploying resources in the most effective way. This leads to positive outcomes, for example, increased community resilience and a more connected emergency management system.

We will work with our community to leverage technology, data, and innovative practices to deliver improved services and community outcomes.



Night event in Launceston's Civic Square supported by free public Wi-Fi and Smart Lighting

Image credit: Rob Burnett



Wayfinding signage across the Launceston CBD

Why does Launceston need this Strategy?

Innovation is a driver of economic and community development, as evidenced by Launceston's previous successes.

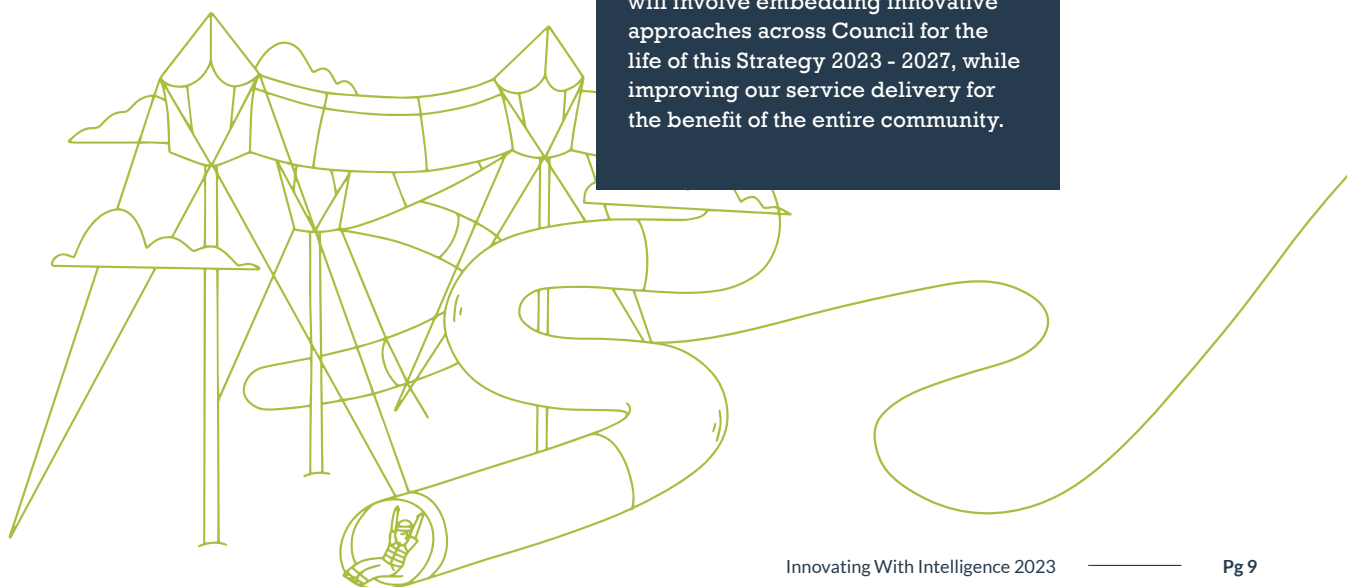
Launceston's existing innovative city success will continue to provide benefits for our community and the whole of Northern Tasmania for years to come. As we build on this success, and honour our commitment to our core value *We Care about our Community*, it is vital that new innovation projects are developed under a dedicated framework that aligns with common goals. Taking a strategic approach specific to Launceston, is the logical next step on our innovation journey.

Benefits of a Strategy

The Strategy delivers benefits to community and Council in the following areas:

- Pathways for innovative ideas, testing, and scaling
- Data influenced decision-making
- Financial efficiency
- Inter-operability
- Privacy and security
- Contractual certainty
- Collaboration across sectors
- Foundational connectivity
- Extensibility
- Governance and accountability
- Resilient assets and sustainable services
- Transparency and trustworthy

In the short term, our next steps will involve embedding innovative approaches across Council for the life of this Strategy 2023 - 2027, while improving our service delivery for the benefit of the entire community.



Innovative City Context

The City of Launceston has a strong foundation of innovation success on which to build future projects.

We have already implemented several related policies, reports and reviews that have helped our efforts to develop this bespoke Strategy for Launceston.

The Strategic Landscape

This Strategy provides the framework to facilitate and promote Launceston's innovation initiatives over the next five years. It complements existing state and national success in advancing innovative projects across Tasmania and aligns with wider regional goals articulated in the Greater Launceston Plan.

This Strategy is aligned with Council's Corporate Planning Framework and has been prepared in the context of the City's broader program of work and strategic objectives.

The image on page 11 illustrates the planning framework in which this Strategy operates.

Innovation and Smart Cities

The Tasmanian Government's Launceston City Deal signed in 2017, focused on innovation, smart cities and the appropriate use of digital technology. Projects realised through the City Deal have provided an important foundation to test and understand how these technologies can support the delivery of Council services to the community.

The lessons and skills developed during this process will be used to deliver this Strategy, which takes a broader and more holistic approach to future service delivery for community benefit.

Launceston has adopted a considered approach to the use of technology in our community. We are focused on innovating to ensure all solutions are thoroughly evaluated and that processes are in place to realise value and benefit, while protecting our community's interests.

City Innovation Maturity

The City of Launceston is already regarded as being ahead of its peers in its smart city and city innovation journey. Leveraging the City of Launceston Innovation Planning Framework (page 11), our work to date, and this new Strategy we will continue to build on this maturity responsibly.

We acknowledge this process will take commitment and collaboration over several years and we will work across our region to become a leader in innovative solutions.



Greater Launceston Plan – Community Vision Statement

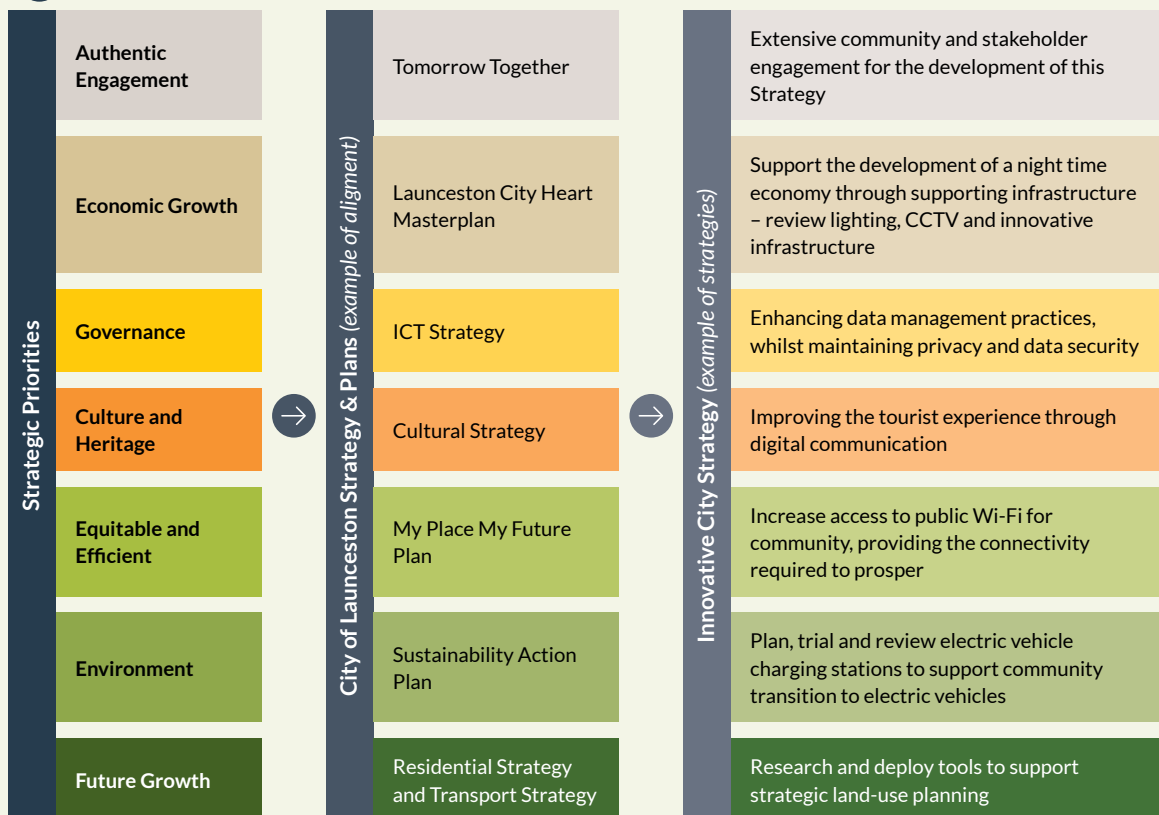
Sustainable prosperity for greater Launceston will be achieved by consolidating and building nationally and internationally recognised strategic advantages for the region through a focus on creativity and innovation, maintaining exceptional environmental and liveability qualities and ensuring a diverse, connected and inclusive region.



City of Launceston Corporate Strategic Plan

Vision: Inspired people, working together to create the best outcomes for our community.

Purpose: We are a progressive organisation, working with our community to create a positive future for Launceston.



Launceston City Innovation Snapshot

Launceston has been a city of innovation for many years. More than 120 years ago, the Duck Reach Power Station, Australia's first publicly-owned hydro-electric power station, built by the Launceston Municipal Council, powered our city's early industrial development.

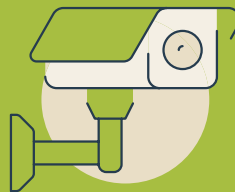
The following statistics provide a more recent snapshot of Launceston's smart city infrastructure, and broader city innovation projects.

Innovative City Foundations



76%

Percentage of community survey respondents aware of existing innovation and smart city projects in Launceston



Live Traffic Monitoring - One of the highest value opportunity identified by community survey respondents



86%

Percentage of community survey respondents willing to use new technologies

While we do have strong foundations, there are also gaps and areas of potential improvement. This further highlights the need for this Strategy.

		Launceston	National Average
Digital Ability Index		59¹	64
Digital Access Index		62¹	70

Key Existing Innovative City Projects



Comprehensive Fibre Optic
Data Network

40+

Locations connected including
parks, community facilities,
infrastructure, and Council
offices



Free Public Wi-Fi to support
digital inclusion

50+

Wireless hotspots activated



Development of a flood
intelligence system to support
emergency management

River level sensors and
associated datasets



Understanding pedestrian
movement in the City for
decision making

20+

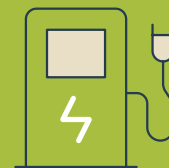
Device counters



3D City Model to support city
planning and decision making

500+

Hectares covered



Investigate and support
sustainable transport methods










7

Electric vehicle charging points
installed

The Project Landscape

Our Strategy interacts with and builds upon our previous projects, enabling Council to achieve objectives within the Corporate Strategic Plan to make Launceston more liveable, accessible, connected and sustainable.

Between 2022 and 2023, multiple city innovation projects across Launceston were undertaken, from low-cost path and trail sensors to help maintain our region's pristine natural environment, to the large-scale expansion of the public Wi-Fi network (originally created in 2014). The expansion is supporting community to access much needed online services and improving Launceston's visitor experience.

Smart City Projects	Location	
Public Wi-Fi Network Expansion	Kings Meadows, Rocherlea, Invermay	
Device Counters	Launceston CBD, Cataract Gorge, Punchbowl, Royal Park, City Park	
Electric Vehicle Charger Network Expansion	Cataract Gorge, Riverbend Park, Inveresk Car Park, Lilydale Memorial Hall	
Noise Level Meters	Launceston CBD	
Micro-Climate Weather Station Sensors	Launceston CBD & Kings Meadows	
Public Device Charging Network	Riverbend Park, Royal Park, Civic Square, Brisbane Street Mall	
Launceston Flood Intelligence System (System Foundation)	North Esk River & South Esk River	
Launceston Ride Share e-Scooter Trial	Launceston CBD & Suburbs	N/A
Launceston 3D City Model	Launceston CBD & Suburbs	N/A
Existing EV Charger Network	Paterson St West Car Park, York St Car Park, Paterson St East Car Park	
Existing Public WIFI Network	Launceston CBD, Cataract Gorge, Mowbray, Ravenswood, Waverley, Mayfield	

Launceston has established a comprehensive private fibre optic data network with work beginning as far back at the 1990s. As opportunities present to expand the network, such as construction or civil works, Council assess the possibility to install additional infrastructure including fibre and power conduits to support future initiatives. Many of the initiatives highlighted leverage this network, making them more cost effective and more secure than using public networks.



Our Approach to City Innovation

Our approach to innovation includes three critical elements: People First, Whole of Council, and Regional.

This guides and shapes the implementation of the Strategy:

- Our people-first approach ensures technology is not deployed without due regard for community need.
- Our whole-of-Council approach ensures Council works collectively to integrate innovative concepts and processes across the organisation.
- Our regional approach ensures we deploy resources equitably across Launceston and engage with stakeholders across the region regarding collaboration opportunities.

A People-First Approach

This Strategy is based on the findings of community engagement. Our 'people-first' approach reflects the fact that innovative initiatives require the support and involvement of the community to be effective and provide long-term benefits.

In Launceston a people-first approach to innovation means programs, policies, and technology are not deployed for their own sake. Rather, the needs and aspirations of the community come first and determine the way in which digital technology and data can be deployed in a considered way for maximum effect in line with data privacy and security obligations.

A Whole-of-Council Approach

Innovative cities are about people, improving liveability, accessibility, connectivity and sustainability. As such, innovative concepts should be a mainstay in all Council work, as we strive to improve every aspect of service delivery and embed innovative thinking into our operations. This Strategy takes a whole-of-Council approach. This means that the objectives and actions, as we strive for maturity as an innovative city, will require education and the participation of different Council teams, working in a collaborative, whole-of-organisation framework.

FIGURE 1.
Our Approach to City Innovation



A Regional Approach

Launceston continues to champion city and regional innovation across Tasmania. As the regional city for Northern Tasmania, our Strategy considers how we build partnerships for the benefit of all Northern Tasmanians.

Greater Launceston Transformation Project

An initiative of the Launceston City Deal, the Greater Launceston Transformation Project (GLTP) has provided a launchpad for Launceston and neighbouring councils to progress their city innovation journey together.

Through the GLTP, collaborative partnerships have been developed between six local government areas, private partners, and the Tasmanian and Australian Governments. Using a coordinated approach, the GLTP has successfully delivered several projects including the Launceston Multimodal Model, Launceston Traffic Signals and Intelligent Transport System Project, and the IoT in Schools Project.

Smart City Foundation Infrastructure and Networks – Assessment Report

A product of the GLTP, the Infrastructure and Networks Assessment Report reviewed Launceston's technological capabilities including internal systems, IoT networks, and the integration of new and existing solutions. This Report also identified the need for a comprehensive Smart City Strategy (encompassed in this Strategy) to guide the direction of future smart projects. The City of Launceston has acknowledged the need for a strategic approach to projects, consolidating key aspects into a broader Strategy.



Launceston, the regional city for Northern Tasmania

Benefits of an Innovative, Smart and Connected Region

These initiatives and partnerships demonstrate the clear community value derived from membership of an innovative, smart and connected region in Northern Tasmania. An innovative region means working together, pooling resources, and sharing risks. It ensures that Launceston can deploy innovative technologies and concepts in a cost-effective manner, while also helping to support integration and interoperability with our neighbours. The GLTP and partnerships like it will help to advance Launceston's smart city maturity and ensure the opportunities and benefits of innovation are extended throughout the region.

Engagement Summary

The people of Launceston had a deep impact on the development of this Strategy. Reflecting our people-first approach, residents, businesses, and Councillors had their say on the value of Launceston's existing city infrastructure and brainstormed future innovative ideas.

As such, this Strategy will play a key role in guiding the development of all city innovation projects to ensure they align with community aspirations.

Our Engagement Method

Through a combination of seven in-person workshops, three digital surveys, and a digital follow-up roundtable, we made sure to give as many people as possible a chance to have their say on the direction of this Strategy.

Across the three surveys, more than 790 responses were received, while many more had their say during the workshops, roundtables and presentations held at the Summit in May 2022. The Summit was a resounding success in that more than 50 attendees from a diverse range of community groups provided valuable input to guide the strategy.



Our Findings

This section presents perceptions and aspirations identified through the community workshops and survey. Key insights from the engagement included:

Perceptions of Strong Innovative City Foundations



76%

of respondents were aware of **some existing smart city projects** in Launceston



76%

of respondents rated their **own digital literacy skills** highly (despite a digital inclusion index score lower than the national average)



98%

of the City of Launceston's staff were **familiar with smart city concepts**

Clear Community Aspirations

The community's top three aspirations include:

A citizen-centric approach to smart city activity

Improving transport and mobility

63%

of respondents wanted the City to take a proactive approach to **adopting new technology and systems**

A sustainable approach to smart city activity

Challenges Acknowledged

Connectivity

14% of respondents rated the quality, reliability, and accessibility of their internet and mobile connectivity as either poor or very poor

Transport

12% of respondents identified that transport, mobility, and parking could be improved through technology

Skills

10% of respondents saw local skills and understanding as a current challenge for Launceston.

Top 4 High Value Opportunities Identified



Live traffic and road condition monitoring



Additional free public Wi-Fi in community spaces



Improved CCTV to assist with public safety and crime prevention



Smart street lighting to improve public safety and vibrancy

Our City Innovation Vision

Our city innovation vision for Launceston is derived from community engagement. It recognises Launceston's pedigree as an innovative 'City of Firsts' and our collective ambition to continue to spearhead innovation across Tasmania.

Launceston will take a people-first approach to foster innovation, embrace appropriate technology, and utilise data to enhance liveability, accessibility, connectivity and sustainability.

Innovative cities are dynamic and resilient, constantly evolving and quickly adapting to new challenges and opportunities. The city innovation vision will guide all future innovation by defining the desired outcomes the City of Launceston aims to achieve. This will allow the community and Council to make the most of new and exciting opportunities as they arise.

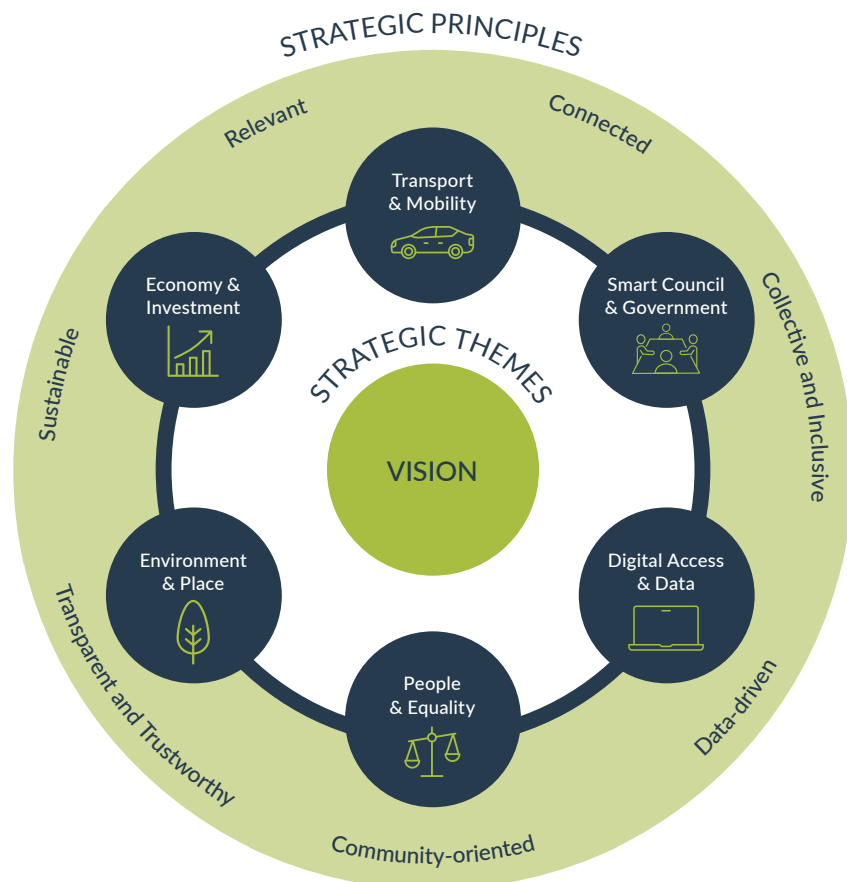
Strategic Framework

The Strategic Framework defines how this Strategy operates and delivers results.

While Launceston's city innovation vision sits at the heart of the strategic framework and guides all innovation, the themes reflect the core focus areas of the Strategy. Each strategic theme identifies a series of specific objectives and accompanying action areas, providing tangible ways for Council to further develop and foster innovation in Launceston.

Spanning both the themes and vision of the Strategic Framework, our principles guide all that we do, representing the manner in which we will enact change.

FIGURE 2. The Strategic Framework



City Innovation Principles

Developed in collaboration with our community and key stakeholders, Council will consider the following principles at every stage of an innovation project from idea formation, throughout project delivery and policy development, into ongoing management and beyond.

These principles are categorised into two groups - to either support project planning and delivery, or as a consideration in application of a technical solution.

Strategic Principles

Reflect our values and should be considered in all elements of innovation activity

Connected

Ensure integration of services and infrastructure

Collective and Inclusive

Ensure co-design opportunities across our community and key stakeholders to encourage collaboration

Data-driven

Ensure all Council processes are supported by data insights, with appropriate considerations for open data policies and opportunities for community data use

Community-oriented

Ensure all services have tangible benefit to the community, and are accessible to all facets of the community

Transparent and Trustworthy

Ensure Council decisions are publicly available and supported by community engagement

Sustainable

Ensure all outcomes incorporate sustainable best practice and are maintainable on environmental, financial and social levels

Relevant

Ensure innovation initiatives consider the unique identity of Launceston and build its innovation ecosystem

Technology Principles

Reflect our values and should be considered when implementing new technologies and processes

Future-proof

Ensure investments and activities consider trends, integrate technology, and foster long-term future success

Interoperable

Ensure seamless ability of smart systems to integrate with other systems, existing and future. When considering software, vendor lock-in should be avoided where possible and open source software considered

Robust and Innovative

Ensure new or emerging ideas, innovations, and digital technologies are adequately considered in all projects

Safe and Secure

Ensure privacy and data security processes are considered in all projects, continually enhancing management practices

Convenient and Accessible

Ensure services are easy to use and accessible to the whole community



Wi-Fi installed in the Civic Square supports its use as an outdoor meeting space



Technology to support the workforce and mitigate risks

Pg 24 ————— City of Launceston

Strategic Themes

This Strategy is based around six strategic themes, identified through stakeholder engagement and best-practice research.

Each theme contains a series of objectives which provide the underlying strategies for making Launceston a more liveable, accessible, connected and sustainable place to live.

The Role of Council and Implementation

The Strategy has a lifespan of five years. Over that period, it will guide the City of Launceston to deliver a variety of relevant projects and policies, while building partnerships to bring about the city innovation vision.

Strategic themes are used to support the organisation to identify focus areas, and prioritise and deliver projects. Council has a leading role to play in delivering many of the objectives outlined under each theme, while others will be best achieved by local partners, regional partnerships, or the Tasmanian and Australian Governments. In all instances, the City of Launceston will play a leading role in advocating for each objective through collective effort.



1. Transport and Mobility



Engagement revealed the need for reliable, accessible, and diverse transport and mobility solutions in Launceston.

To help people move through Launceston with ease, we will seek solutions to improve traffic efficiency and access to multimodal transport, using innovative approaches, and the use of digital technology and data. Several actions identified in the *Launceston Transport Strategy 2020–2040* and associated Implementation Plan consider the adoption of innovative practices and technology.



Electric vehicle charges deployed at the Gorge First Basin car park to support transport options

Our ambition is for innovation to help us...

Improve physical access and mobility for the whole community.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Improve access to multimodal transport	by advocating for the adoption of an innovative multimodal transport system
Increase car parking efficiency	by improving real time access to data to support signage and other initiatives
Develop and improve active transport facilities and uptake	by using smart technologies to inform the community of active transport opportunities
Increase community access to mobility options	by leveraging innovation and transport data to improve accessibility of transport
Improve future planning of the transport system	by using data to analyse and inform decisions

2. Digital Access and Data



Council strives to foster access to the digital technology, data, and connectivity necessary for Launceston to become the most innovative and liveable regional city in Australia.

We will continue to connect our community through the development of appropriate digital infrastructure that ensures Launceston remains a hub for innovation and new business.



Our ambition is for innovation to help us...

Improve Launceston’s digital accessibility through continual enhancements to our physical and digital infrastructure including the availability of data.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Develop and improve backbone digital infrastructure and connectivity across the City of Launceston	by building and advocating for better data networks and prioritising the deployment of appropriate infrastructure
Increase public access to digital networks	by deploying secure high-bandwidth public Wi-Fi in key locations
Facilitate the access and use of secure data	by sharing appropriate Council data with the community
Facilitate Internet of Things use in Council and the community	by building and advocating for improved digital networks and demonstrating use cases through trials and proof of concepts
Improve data systems, storage and applications within Council	by continuing to review and develop policies with privacy and data security foremost

3. People and Equity



A true innovative city requires a people-first approach.

We will advocate for all members of our community to have equal, sufficient and safe access to digital technology and connectivity they require to prosper.



Community programs support inclusion and empowerment
Photo credit: Chris Crerar

Our ambition is for innovation to help us...

Empower the community to make the most of emerging opportunities.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Improve digital inclusion and digital empowerment across the community	by collaborating with local community groups to identify and overcome barriers to digital accessibility, affordability, and skills
Increase levels of digital literacy in marginalised communities	by advocating for targeted and dedicated programs to increase digital literacy
Strengthen digital democracy in the City of Launceston	by continuing to develop digital platforms to enhance community engagement and participation
Improve and develop digital skills in Council and the community	by creating, participating, and collaborating to deliver digital workshops to community and Council

4. Environment and Place



We care about our environmental impact. We will continue to explore the use of digital technology and innovation to protect the environment and our community, including through emergency response.

We will ensure the places we live, work, and relax can be enjoyed by the community for years to come. Our *Sustainability Action Plan 2022-2030* recognises the role of innovative solutions and will therefore guide many of the initiatives in this theme.



Emergency management processes help protect the community in a flood event

Our ambition is for innovation to help us...

Leverage innovative approaches, including the use of appropriate digital technology and data to further develop Launceston as a sustainable and climate conscious city.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Increase the uptake of sustainable mobility options	by deploying and advocating for additional electric vehicle charging stations and transitioning fleet to electric where suitable
Further improve the sustainability of council buildings, facilities, and assets	by upgrading existing facilities to improve energy efficiencies, advocating to ensure new builds and infrastructure are smart assets, using environment sustainable design (ESD) and management principles
Further improve environmental monitoring and data gathering	by ingesting data from existing sources, deploying IoT sensors and other monitoring and emergency management systems
Enhance waste management procedures	by implementing circular economy principles and practices and deploying smart waste management infrastructure
Further enhance the amenity of public spaces and parks	by deploying communal infrastructure including smart benches, bins, and streetlights, and community assets such as public Wi-Fi and charging points

5. Economy and Investment



An innovative city supports the local economy by making available the most appropriate digital tools for local businesses to be competitive on the global stage.

We will help foster and support initiatives that provide employment and investment opportunities for the next generation of innovators. Several innovative actions are identified in the City of Launceston Economic Development Strategy 2022-2026, which are complimentary to this Strategy.



Our ambition is for innovation to help us...

Facilitate employment and investment opportunities in Launceston.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Develop the visitor economy	by improving the tourist experience through digital communication
Encourage business development and involvement in innovative activity	by partnering with industry and private sector companies to develop the innovation ecosystem
Increase innovation across Council and the community	by supporting mentoring groups to host innovation labs, promote start-ups and the innovation ecosystem
Enhance Launceston's reputation as an innovative economy	by supporting city innovation events
Develop the night-time economy	by reviewing lighting, CCTV and other innovative infrastructure

6. Smart Council and Government



Council is leading from the front by embracing digital transformation in a way that is safe and responsible.

We are committed to the efficient and effective delivery of community services through the appropriate use of technology and data. Our people-first approach means governance structures within Council will be critical in ensuring innovation projects address real community needs and return value for residents.



Responsibly connecting the community to Council services

Our ambition is for innovation to help us...

Develop and enhance Council services in a way that is safe and responsible.

Key objectives for Council and the community include:

Key Objectives	Possible Actions
Improve access to Council services	by utilising innovative techniques for the digitalisation of critical services across Council, whilst maintaining options for those who prefer traditional methods of accessing services
Embed digital processes within Council	by continuing to support skills development and increased digital literacy within Council
Enhance data governance within Council	by continuing to enhance data management practices to enable data-driven decision making within Council, whilst maintaining privacy for the community by Improving data quality and data cleansing processes
Strengthen city governance	by reviewing and enhancing existing innovative city governance mechanisms

Measuring Success

People are at the heart of successful innovative cities. Our success as an innovative city will be measured by the extent to which we have achieved our people-focused vision for the future:

Launceston will take a people-first approach to foster innovation, embrace appropriate technology, and utilise data to enhance liveability, accessibility, connectivity and sustainability.

As part of our implementation planning, Council will develop a detailed internal framework for monitoring success through a series of goals and milestones associated with each theme. This will ensure Council can track progress, build maturity, and keep the community informed of city innovations as they launch and progress.

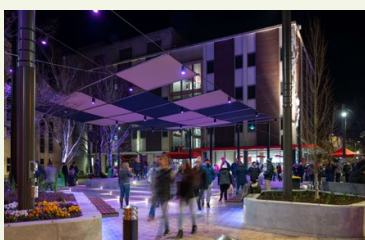
To give an indication of this approach, example measures linked to the ambitions which underpin each strategic theme have been included in the graphic below:



Improve physical access and mobility for the whole community

Example measures

- Mode share metrics
- Transport network efficiency
- Digital/innovation transport projects
- Transport data collection, analysis, and use



Improve Launceston's digital accessibility through continual enhancements to our physical and digital infrastructure including the availability of data

Example measures

- Quality/quantity of digital networks
- Utilisation of networks
- Consumer satisfaction
- Collection and use of data
- Security and privacy metrics

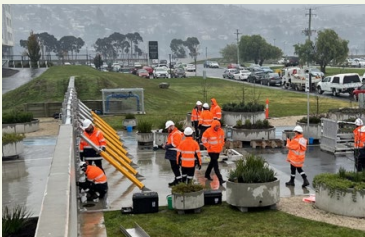


Empower the community to make the most of emerging opportunities

Example measures

- Digital skills and literacy metrics
- Digital inclusion and affordability metrics
- Community participation in local planning
- Community led digital projects and activity

Through the implementation of this Strategy, Launceston will inevitably mature as an innovative city. As we integrate innovative thinking across the Council, the broader community and the region, it is our ambition to further our goal of becoming the most innovative and liveable regional city in Australia by the end of the operational life of this Strategy.



Use innovative approaches, including the use of appropriate digital technology and data to retain Launceston's image as a sustainable and climate conscious city

- Example measures**
- Greenhouse gas emissions
 - Sustainability and environmental metrics
 - Collection of data to monitor and manage city sustainability
 - New/innovative sustainability projects



Facilitate employment and investment opportunities in Launceston

- Example measures**
- Investment flows
 - Investment events
 - Employment impacts
 - GRP impact



Develop and enhance Council services in a way that is safe and responsible

- Example measures**
- Digitisation of Council services
 - Community satisfaction
 - Service efficiency
 - Service innovation metrics

Staying Involved

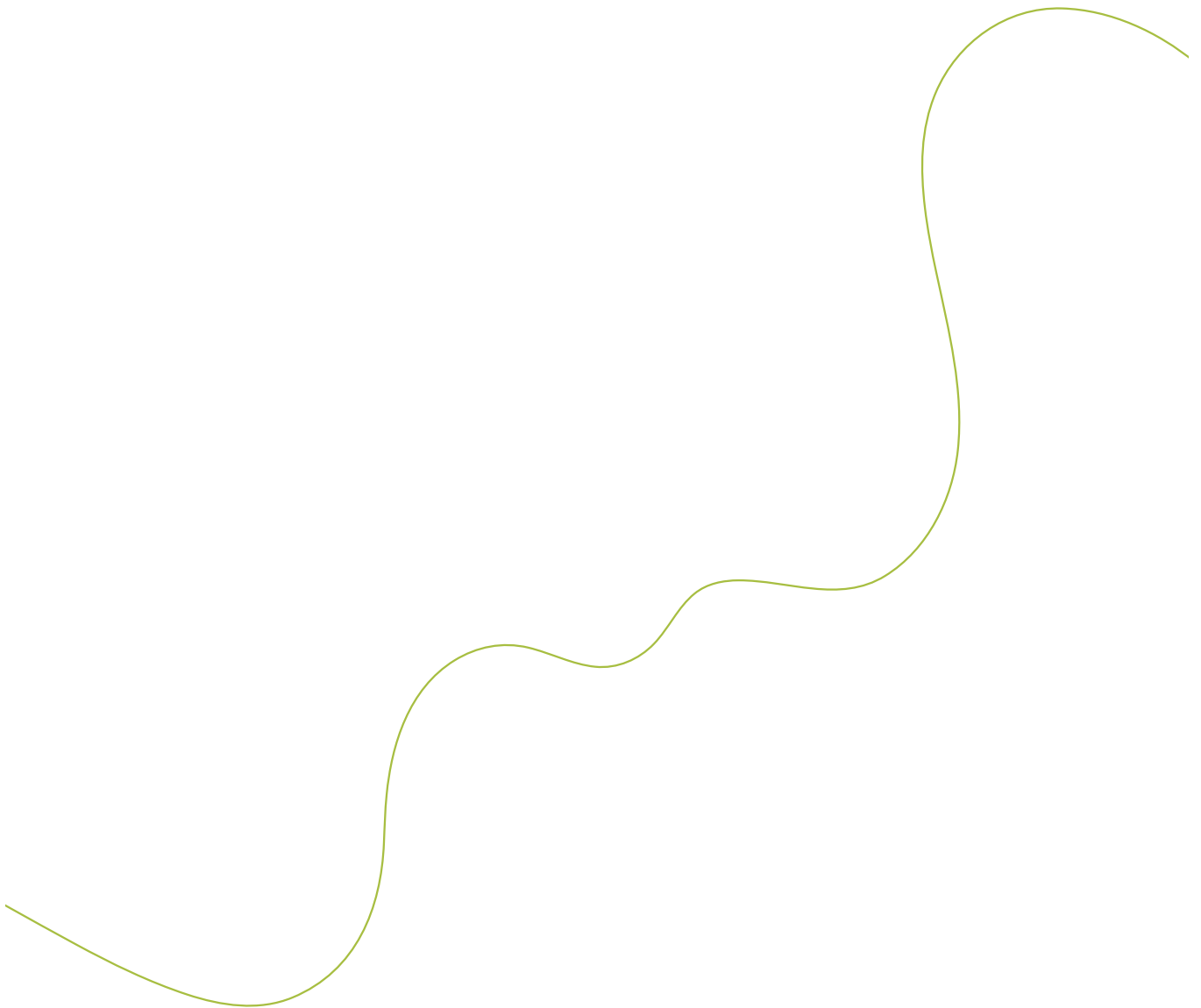
Community involvement hasn't stopped with the launch of this Strategy. Council will keep the community up-to-date on the rollout of innovative city projects via media releases and Council's website.

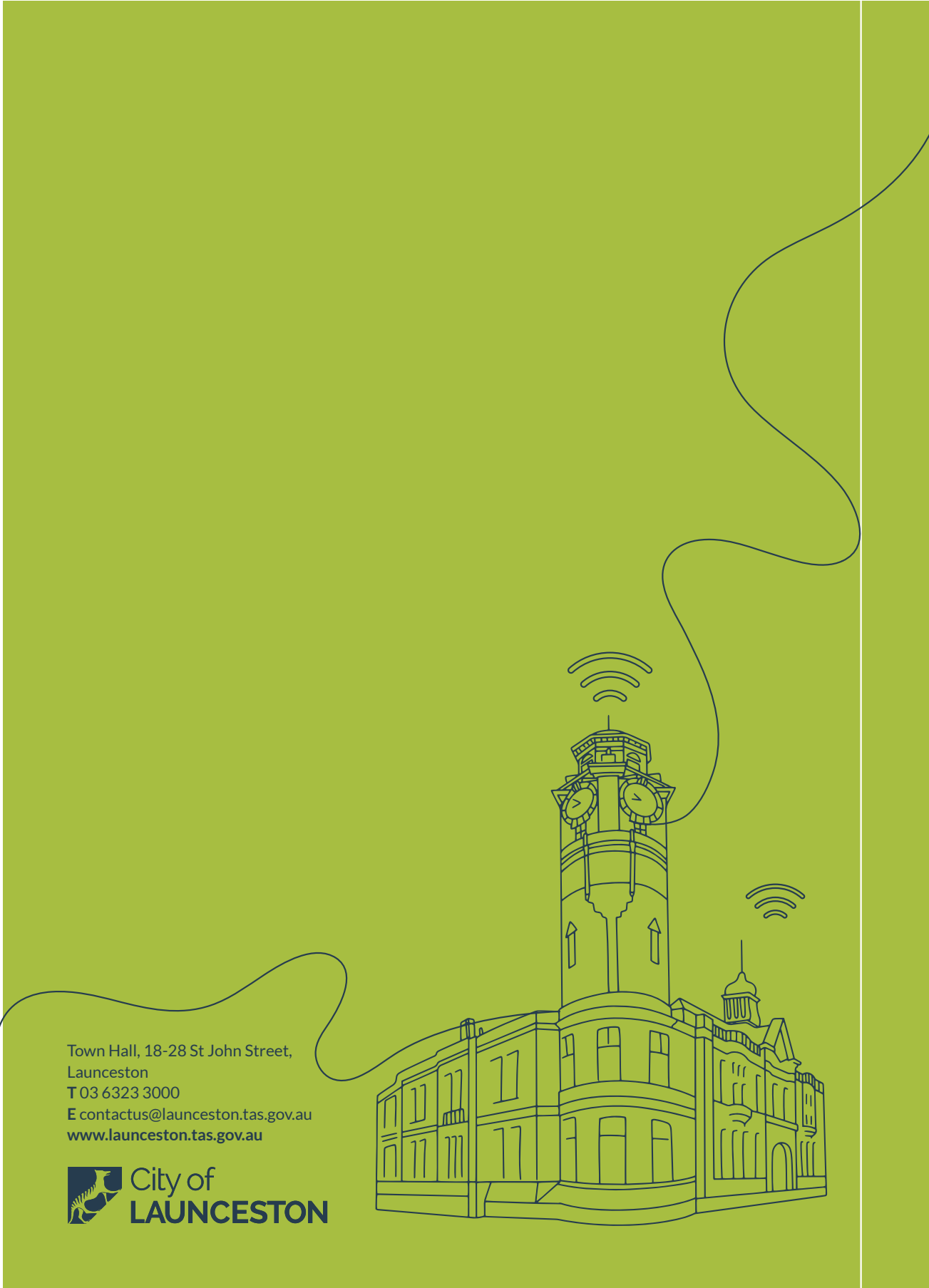
There will also be opportunities to provide input and feedback via the Tomorrow Together program.



www.tomorrowtogetherlaunceston.com.au







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14.3. Scholarships and Bursaries Policy (22-PI-010)

FILE NO: SF2211

AUTHOR: Roxanne Chugg (Manager People and Culture)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To approve the new Scholarships and Bursaries Policy.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 6 April 2023 - Scholarships and Bursaries Policy

RECOMMENDATION:

That Council endorses the Scholarships and Bursaries Policy below:

Scholarships and Bursaries Policy

PURPOSE:

The purpose of the City of Launceston Scholarships and Bursary Program is to provide financial assistance to:

- Students to enable them to undertake further education in areas which complement the vision of the City of Launceston; and
- A talented young swimmer who competes on the National stage.

SCOPE:

The successful student(s) or talented young swimmer will reside in the Launceston municipality and meet the selection criteria outlined below.

POLICY:

University of Tasmania Scholarship

The City of Launceston University of Tasmania Scholarship will be awarded annually to a student commencing university studies. This scholarship is valued at \$5,000 per year for three years, subject to satisfactory academic progress, unless extenuating circumstances apply.

University students applying for a scholarship are to undertake their studies at the University of Tasmania and must be a first year student in the calendar year immediately following the year the student applies for the scholarship.

University of Tasmania Bursary

The City of Launceston *Springboard to Higher Education* Bursary of \$3,250 will be awarded annually to students graduating Year 10. Students receive payments of \$500 in Year 11, \$750 in Year 12 and \$1000 in their first year of university which is matched by the University of Tasmania bringing the total award to \$3,250 over three years.

Each bursary will be awarded to a student who resides in the Launceston municipality. The Bursary will be awarded annually to each of the six State schools:

- Brooks High School
- Kings Meadows High School
- Lilydale District High School
- Prospect High School
- Queechy High School
- Riverside High School

The University of Tasmania is responsible for all the administration associated with this Bursary.

Ariarne Titmus Scholarship

The City of Launceston Ariarne Titmus Scholarship will be awarded annually to a talented young swimmer. The recipient will receive payment of one year of standard Swim Club annual registration fees up to the value of \$3,000 which includes one year of full aquatic membership at the Launceston Leisure and Aquatic Centre.

The successful recipient will also have their name included on a permanent shield displayed at the Launceston Leisure and Aquatic Centre.

University of Tasmania Scholarship and Bursary Selection Criteria

The Scholarship and Bursary is to be awarded to a student given the following considerations:

- Academic achievement;
- Active involvement in the Launceston community;
- Economic need of the individual;
- Resides in the Launceston municipality at the time of their application.

Ariarne Titmus Scholarship Selection Criteria

The Scholarship is to be awarded to a swimmer given the following considerations:

- A Northern Tasmanian swimmer aged between 13 and 18 years who is competing on the National stage;
- Shows respect for the competition rules and the officials who enforce the rules;
- Has high attendance at Swimming Tasmania events and shows determination to be the best;
- Is committed to the spirit of their club and swimming overall;
- Economic need of the individual;
- Resides in the Launceston municipality at the time of their application.

This Policy applies to the Scholarships and Bursary Committee. The Committee is comprised of two elected members nominated by Council and a representative of the People and Culture Team.

When consideration is being given to the Ariarne Titmus Scholarship a representative from Swimming Tasmania and a representative from the Launceston Leisure and Aquatic Centre will be invited to join the Scholarship and Bursary Committee.

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES AND PROCEDURES:

[05-HLPr-007 Scholarships and Bursaries Procedure](#)

RELATED LEGISLATION:

Anti Discrimination Act (Tas) 1998

REFERENCES:

Not Applicable.

DEFINITIONS:

Not Applicable.

REVIEW:

This policy will be reviewed no more than three years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

REPORT:

On 9 September 2021, Council endorsed the recommendation to provide an Ariarne Titmus Swimming Scholarship. The recommendation noted that the details would be provided to Council for further consideration.

Since then Justin Dale (Acting Manager Business Enterprises) and Roxanne Chugg (Manager People and Culture) have worked together to update the existing Scholarship and Bursaries Policy to incorporate the Ariarne Titmus Scholarship rather than creating a new Policy.

At a Workshop on 6 April 2023 Councillors discussed the proposed Scholarships and Bursary Policy and indicated that no changes were required. Councillors expressed an interest in a broader review of the Council's scholarship and bursary offerings. This work will be programmed by the Organisational Services Network.

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:

1. Scholarship and Bursaries Policy - Tracked Changes [14.3.1 - 4 pages]

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Approved by: Council
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Scholarship and Bursaries Policy

PURPOSE:

The purpose of the City of Launceston ~~University of Tasmania~~ Scholarship and Bursary Program is to provide financial assistance to ~~students:~~

- ~~Students~~ to enable them to undertake further education in areas which complement the vision of the City of Launceston; ~~and~~
- ~~A talented young swimmer who competes on the National stage.~~

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SCOPE:

~~Students that~~The successful student(s) or talented young swimmer will reside in the Launceston municipality ~~that and~~ meet the selection criteria ~~outlined below.~~

POLICY:

University of Tasmania Scholarship

The City of Launceston University of Tasmania Scholarship will be awarded annually to a student commencing university studies. This scholarship is valued at \$5,000 per year for 3 years, subject to satisfactory academic progress, unless extenuating circumstances apply.

University students applying for a scholarship are to undertake their studies at the University of Tasmania and must be a first year student in the calendar year immediately following the year the student applies for the scholarship.

University of Tasmania Bursary

The City of Launceston 'Springboard to Higher Education' Bursary of \$3,250 will be awarded annually to students graduating Year 10. Students receive payments of \$500 in Year 11, \$750 in Year 12 and \$1000 in their first year of university which is matched by the University of Tasmania bringing the total award to \$3,250 over 3 years.

Each bursary will be awarded to a student who resides in the Launceston municipality. The Bursary will be awarded annually to each of the 6 State schools:

- Brooks High School
- Kings Meadows High School
- Lilydale District High School
- Prospect High School
- Queechy High School
- Riverside High School

The University of Tasmania are responsible for all the administration associated with this Bursary.

Ariarne Titmus Scholarship

~~The City of Launceston Ariarne Titmus Scholarship will be awarded annually to a talented young swimmer. The recipient will receive payment of one (1) year of standard Swim Club annual registration fees up to the value of \$3,000 which includes one (1) year of full aquatic membership at the Launceston Leisure and Aquatic Centre.~~

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The successful recipient will also have their name included on a permanent shield displayed at the Launceston Leisure and Aquatic Centre.

University of Tasmania Scholarship and Bursary Selection Criteria

The Scholarship and Bursary is to be awarded to a student given the following considerations:

- Academic achievement;
- Active involvement in the Launceston community;
- Economic need of the individual;
- Resides in the Launceston municipality at the time of their application.

Ariarne Titmus Scholarship Selection Criteria

The Scholarship is to be awarded to a swimmer given the following considerations:

- A Northern Tasmanian swimmer aged between 13 and 18 years who is competing on the National stage;
- Shows respect for the competition rules and the officials who enforce the rules;
- Has high attendance at Swimming Tasmania events and shows determination to be the 'best';
- Is committed to the spirit of their club and swimming overall;
- Economic need of the individual;
- Resides in the Launceston municipality at the time of their application.

This Policy applies to the Scholarship and Bursary Committee. The Committee is comprised of two elected members nominated by Council and a representative of the People and Culture Team.

All applicants must reside in the Launceston municipality at the time of application. When consideration is being given to the Ariarne Titmus Scholarship a representative from Swimming Tasmania and a representative from the Launceston Leisure and Aquatic Centre will be invited to join the Scholarship and Bursary Committee.

PRINCIPLES:

Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

DRAFT 05-HLPr-007 Scholarships and Bursaries Procedure
05-HLPr-007 Scholarships and Bursaries Procedure

RELATED LEGISLATION:

Anti Discrimination Act (Tas) 1998

REFERENCES:

N/A

DEFINITIONS:

N/A

CITY OF LAUNCESTON - Scholarships and Bursaries Policy

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REVIEW:

This policy will be reviewed no more than 3 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

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Approved by: Council

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DOCUMENT INFORMATION

Reference number	22-PI-010														
Version	<u>09/06/2024</u> <u>DRAFT 22/08/2022</u>														
Review	<u>Document Controller</u> <u>DC</u> to set 3 years after approval														
Key function	Personnel														
System															
Document type	Policy														
Responsible Network	Organisational Services														
Approved by	Council														
Action Officer	Roxanne Chugg														
Text search key words	Scholarship bursary bursaries program student study University Tasmania														
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✓	Network/Team Only														
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Document Information Page 1 of 1

15. COMMUNITY AND PLACE NETWORK

15.1. Event Sponsorship Signature Events 2023/2024 - 2025/2026

FILE NO: SF7507

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider triennial event sponsorship support for Signature Events to be held in 2023/2024, 2024/2025 and 2025/2026.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

Council - 25 January 2023 - Agenda Item 14.2 - Signature Event Sponsorship Program 2023/2024 - 2025/2026 Invitation List

RECOMMENDATION:

That Council:

1. approves that the following Small Signature Event Sponsorship applications receive the recommended sponsorship amounts and that these amounts are pre-committed from the Small Signature Event Sponsorship budget for 2023/2024, 2024/2025 and 2025/2026 financial years:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
MRC Northern Tas Inc.	Launceston Community <i>Harmony Day</i>	91%	\$5,000	\$5,000	\$5,000
Interweave Arts Association Inc.	<i>Remade</i>	89%	\$5,000	\$5,000	\$5,000
Launceston City Mission Inc.	Launceston City Community Christmas	89%	\$5,000	\$5,000	\$5,000
Rotary Club of Youngtown	<i>Soggy Bottom Regatta</i>	87%	\$5,000	\$5,000	\$5,000
Cancer Council Tasmania**	<i>Relay For Life</i>	86%	\$5,000	\$5,000	\$0
Tasmanian Brick Enthusiast Inc.**	<i>Brixhibition</i> Launceston	81%	\$5,000	\$5,000	\$0

Organisation	Event	Score	\$Request	\$Assess	\$Recom
RSPCA Tasmania**	RSPCA Tasmania Million Paws Walk	79%	\$5,000	\$5,000	\$0
Tasmanian Poetry Festival Inc.*	Tasmanian Poetry Festival	75%	\$5,000	\$5,000	\$0
Community of St Patricks River District (Tas) Inc.**	St Patrick's River District Day	71%	\$5,000	\$5,000	\$0
Northern Tasmanian Croquet Centre Inc.**	Northern Tasmanian Croquet Easter Tournament	70%	\$1,000	\$1,000	\$0
Clifford Craig Foundation*	Run and Walk for your Heart 5K	70%	\$5,000	\$5,000	\$0
Total			\$51,000	\$51,000	\$20,000
2023/2024 Small Signature Event Sponsorship Budget					\$20,000
Balance					\$0

*These events will be transferred to the Small Event Sponsorship Round 1 2023/2024 for assessment (based on the event date)

**These events will be encouraged to apply for Small Event Sponsorship Round 2 2023/2024 (based on the event date)

2. approves that the following Major Signature Event Sponsorship applications receive the recommended sponsorship amounts and that these amounts are pre-committed from the Major Signature Event Sponsorship budget for 2023/2024, 2024/2025 and 2025/2026 financial years:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Launceston Festivale Committee Inc.	<i>Festivale</i>	90%	\$100,000	\$60,000	\$60,000
Encore Theatre Company Inc.	Encore Theatre Company - two shows per annum	87%	\$30,000	\$30,000	\$30,000
Junction Arts Festival	<i>Junction Arts Festival</i>	86%	\$60,000	\$45,000	\$45,000

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Australian Musical Theatre Festival Inc.	Australian Musical Theatre Festival	82%	\$20,000	\$20,000	\$20,000
Panama Productions	<i>A Festival Called Panama</i>	81%	\$12,500	\$12,500	\$12,500
DanceSport Australia Limited^	Tasmanian Open DanceSport Championship	81%	\$18,200	\$18,200	\$18,200
Epic Events and Marketing	McGrath Launceston Running Festival	74%	\$20,000	\$20,000	\$15,000
Tasmanian Turf Club Inc.**	Ladbrokes Launceston Cup and Carnival	73%	\$50,000	\$20,000	\$0
Jacqueline Anifandis**	Launceston Ukulele Jamboree	71%	\$15,000	\$15,000	\$0
AusCycling*	<i>Tour of Tasmania</i>	68%	\$10,000	\$10,000	\$0
Thai Association of Tasmania Inc.*	Thai Food and Cultural Festival	65%	\$12,500	\$12,500	\$0
Motorsport Australia**	Rally Launceston	65%	\$15,000	\$15,000	\$0
Tamar Community Peace Trust*	<i>Tamar Valley Peace Festival</i>	65%	\$12,500	\$12,500	\$0
Rotary Club of Central Launceston*	Tamar Valley Cycling Challenge (featuring <i>Sally's Ride</i>)	63%	\$12,500	\$12,500	\$0
Launceston City Cycling Club*	Launceston City Cycling Club Two Day Classic	63%	\$12,500	\$12,500	\$0
Total			\$400,700	\$315,700	\$200,700
2023/2024 Major Signature Event Sponsorship Budget					\$200,000
Balance					\$-700

^ Councillor Andrew Palmer abstained from assessment of the Tasmania Open DanceSport Championship (DanceSport Tasmania)

**These events will be transferred to the Major Event Sponsorship Round 1 2023/2024 for assessment (based on the event date)*

***These events will be encouraged to apply for Major Event Sponsorship Round 2 2023/2024 (based on the event date)*

REPORT:

The Event Sponsorship Policy includes a Signature Event category and states:

Funding will be provided to support established annual events (small and major) that deliver a uniquely memorable experience in the Launceston municipality. Events will deliver an inclusive experience, encouraging community participation, creativity and will foster pride and positivity in our City. The Major Signature Events will in addition deliver significant tourism and economic returns to the Launceston community, building our profile and reputation as a great place to live, visit and invest. Major Events will also operate under multi-year strategic and marketing plans and epitomise best practice in event delivery.

On a triennial basis the City of Launceston will identify established annual events that will be eligible for three years of continuous funding support. Up to four of these will be small events. Events must deliver a unique and memorable experience for the City of Launceston, must have received a minimum of three years continuous funding support as a City of Launceston Sponsored Event, and continue to deliver event strategy outcomes to a high standard.

The events listed above have been identified in line with the Signature Event criteria as being established major annual events that deliver a uniquely memorable experience and have all received a minimum of three years funding support from the City of Launceston through the Event Sponsorship Program.

Council resolved, at its meeting on 25 January 2023, for invitations to be issued to the event organisers of the abovementioned events to submit an application for Signature Event Sponsorship. These applications closed on 15 March 2023.

The Events Sponsorship assessment panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations. Where an event was unsuccessful in receiving Signature Event Sponsorship funding, the event was either assessed in the Small or Major Event Sponsorship Round 1, if the event dates were relevant to round 1, or encouraged to reapply in the Small or Major Event Sponsorship Round 2.

Major signature events criteria:

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Builds community spirit, fosters pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Progressive - Demonstrates a future strategic vision for growth and continued sustainability.

Asset usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

Small signature events criteria:

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Builds community spirit, fosters pride and a sense of place.

Inclusiveness - Inclusive and accessible to residents within our Community

Asset usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

Assessed Figure

Signature Event applicants were advised to apply for a similar level of funding as per the funding they received in the 2022/2023 financial year.

Where events requested amounts significantly higher than what they received in the 2022/2023 financial year, the assessment panel recommended a framework be applied to establish a baseline assessed figure. It was determined that the Major Events Sponsorship (Level 2) Funding Level Framework was most appropriate with a maximum funding level of \$20,000. Therefore, the assessed funding figure was the lesser of \$20,000 or the level applied for. This was to ensure a consistent approach.

Two events were the exception of the above, being Festivale and Junction Arts Festival. This is due to a previous Council decision to approve increased funding for these premier events. The assessed funding figure applied for these events was the level of approved funding in 2022/2023.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building our profile and reputation as a great place to live, visit and invest.

Approval of the recommended event sponsorship will have minimal impact on the environment.

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Program	Proposed Budget	Pre-committed	\$Recom	Balance
2023/2024 Small Signature Event Sponsorship Budget	\$20,000	\$0	-\$20,000	\$0
2023/2024 Major Signature Event Sponsorship Budget	\$200,000	\$0	-\$200,700	-\$700

The proposed budget for Major Signature Event Sponsorship Budget is \$200,000. Should the recommendation of \$200,700 for Major Signature Event Sponsorship be approved, there will be a \$700 shortfall.

It is recommended that \$700 be reallocated from the proposed 2023/2024, 2024/2025 and 2025/2026 Conference and Business Incentives Budget to supplement the Major Signature Event Sponsorship Budget for the next three financial years. This will result in sufficient funding for the recommended Major Signature Events.

Program	Proposed Budget	Pre-committed	\$Recom	Balance
2023/2024 Conference and Business Incentives Budget	\$15,000	\$0	-\$700	\$14,300
2023/2024 Major Signature Event Sponsorship Budget	\$200,700*	\$0	-\$200,700	\$0

*\$700 transferred from the 2023/2024 Conference and Business Incentives Budget for financial years 2023/2024, 2024/2025 and 2025/2026.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.2. Small Event Sponsorship Round 1 2023/2024

FILE NO: SF7539

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Small Events (Round 1) 2023/2024.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. approves the following Small Event Sponsorship applications to receive the recommended sponsorship amounts.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Lilydale RSL Sub-Branch	Vietnam Veterans Day	84%	\$1,500	\$1,500	\$1,500
Cancer Council Tasmania	Women's 5K Walk/Run	79%	\$5,000	\$5,000	\$3,750
Launceston Festival of Dance Inc	Launceston <i>Festival of Dance</i>	76%	\$5,000	\$5,000	\$3,750
St.Giles Society	St. Giles <i>Balfour Burn</i>	76%	\$5,000	\$5,000	\$3,750
Storylocker	Tasmanian Storytelling Festival 2023	75%	\$5,000	\$5,000	\$3,750
Mudlark Theatre Inc.	<i>One Day 2023</i>	73%	\$5,000	\$5,000	\$3,750
St Cecilia Productions Tasmania Inc.	St Cecilia Performance Challenge	73%	\$5,000	\$5,000	\$3,750
Tasmanian Poetry Festival Inc.	Tasmanian Poetry Festival	68%	\$5,000	\$5,000	\$3,750
Total			\$36,500	\$36,500	\$27,750
2023/2024 Small Event Sponsorship Budget - Round 1					\$40,000
Balance					\$12,250

2. notes that the following Small Event Sponsorship applications that have been scored 62% - 51% each have their recommended funding amount reduced by 18.33% in order to equitably allocate the remaining Round 1 2023/2024 budget allocation (\$12,250).

Organisation	Event	Score	\$ Request	\$ Assess	\$ Recom	\$ Reduced Recom
Three River Theatre Inc.	<i>Things I Know To Be True</i>	62%	\$5,000	\$5,000	\$3,750	\$3,062
The Launceston Players Society Inc.	<i>A Clockwork Orange</i>	61%	\$5,000	\$5,000	\$3,750	\$3,062
The ReDress Hub	<i>ReDressed: A Slow Fashion Parade</i>	60%	\$5,000	\$5,000	\$2,500	\$2,042
Youth Spectacular Inc.	Youth Spectacular	59%	\$5,000	\$5,000	\$2,500	\$2,042
Tasmanian Fashion Festival Inc.	Tasmanian Fashion Festival	51%	\$5,000	\$5,000	\$2,500	\$2,042
TOTAL			\$25,000	\$25,000	\$15,000	\$12,250

2023/2024 Small Event Sponsorship Round 1 Budget Balance		\$0
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3. notes the following Small Event Sponsorship applications will not be funded by Council as the applications received a score less than the recommended level for funding (<50%).

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Max Jago - SunSmart Energy/MaxFX	<i>Spooktacular Lights</i>	49%	\$5,000	\$5,000	\$0
Clifford Craig Foundation	<i>Run and Walk for your Heart 5K</i>	49%	\$5,000	\$5,000	\$0
The Launceston General Hospital Historical Committee	The Sir John Ramsay Lecture and Medal	48%	\$5,000	\$5,000	\$0
TOTAL			\$15,000	\$15,000	\$0

REPORT:

The Event Sponsorship assessment panel assessed each application against the assessment criteria (detailed below) and provided the recommendations:

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Builds community spirit, fosters pride and a sense of place.

Inclusiveness - Inclusive and accessible to residents within our community.

Asset usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

New events - Demonstrate strategies for sustainability and a vision for growth.

Note: to encourage new events (events that have not been held in the City of Launceston municipality previously) there is an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

Assessment Method

The Event Sponsorship policy (05-PI-012) states that Round 1 of the Small Event Sponsorship program covers a five-month period (1 August - 31 December) and will be allocated 40% of the annual budget.

Based on the proposed 2023/2024 budget, available funds for Small Event Sponsorship Round 1 2023/2024 is \$40,000.

The Small Event Sponsorship Round 1 delivered a multitude of quality small event applications. The total funds requested in the Small Event Sponsorship Round 1 2023/2024 was \$76,500. Based on the assessment results, the recommended allocation of funds is \$40,000, in line with the allocated budget.

Due to the requested levels of funding being significantly higher than the allocated budget, the assessment panel decided to apply a percentage reduction to lower scoring events to a level required for the budget to be fully expended. This percentage reduction was 18.33% and was applied to five events.

The assessment panel believed this was a fair and equitable method of proportionally reducing the level of sponsorship funding for lower scoring events while trying to ensure the maximum number of events continue to be supported via the Small Event Sponsorship Program.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building our profile and reputation as a great place to live, visit and invest.

Approval of the recommended event sponsorship will have minimal impact on the environment.

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Proposed Budget	Pre-committed	\$Recom	Balance
2023/2024 Small Event Sponsorship Budget - Round 1	\$40,000	-\$0	-\$40,000	\$0
Proposed 2023/2024 Small Event Sponsorship Budget (remaining for Round 2 - 60%)				\$60,000

The proposed budget for 2023/2023 Small Event Sponsorship – Round 1 is \$40,000. Should the recommendation of \$40,000 for the Small Event Sponsorship - Round 1 be approved, the Small Event Sponsorship for Round 1 will be fully expended.

This will result in the proposed 2023/2024 Small Event Sponsorship remaining for Round 2 to be \$60,000 (60% of the overall budget) in line with the Program guidelines.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.3. Major Event Sponsorship Round 1 2023/2024

FILE NO: SF7538

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Major Events (Round 1) 2023/2024.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. approves the following Major Event Sponsorship applications to receive the recommended sponsorship amounts.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
City of Launceston Lions Club	City of Launceston Lions Club, Skoda Buckby Christmas Parade (Level 1)	84%	\$8,000	\$8,000	\$8,000
Tasmanian Agrifood Network Ltd	<i>agriCULTURED</i> (Level 2)	77%	\$20,000	\$20,000	\$15,000
Total			\$28,000	\$28,000	\$23,000
2023/2024 Major Event Sponsorship Budget - Round 1					\$74,000
Balance					\$51,000

2. notes that the following Major Event Sponsorship applications, who have been scored 70% - 50%, have their funding amount reduced by 38.63% to ensure equitable distribution of the remaining Round 1 2023/2024 budget allocation.

Organisation	Event	Score	\$ Request	\$ Assess	\$ Recom	\$ Reduced Recom
Tamar Community Peace Trust	<i>Tamar Valley Peace Festival</i> (Level 1)	70%	\$12,500	\$12,500	\$9,375	\$5,753
Northern Tasmanian Natural Resource Management Association Inc.	<i>Small Farm Living Field Day</i> (Level 1)	70%	\$12,230	\$12,230	\$9,173	\$5,630
AusCycling	<i>Tour of Tasmania</i> (Level 1)	66%	\$10,000	\$10,000	\$7,500	\$4,603
Rotary Club of Central Launceston	Tamar Valley Cycling Challenge (featuring <i>Sally's Ride</i>) (Level 1)	65%	\$12,500	\$12,500	\$9,375	\$5,753
Thai Association of Tasmania Inc.	Thai Food and Cultural Festival (Level 1)	65%	\$12,500	\$12,500	\$9,375	\$5,753
Launceston City Cycling Club	Launceston City Cycling Club Two Day Classic (Level 1)	64%	\$12,500	\$12,500	\$9,375	\$5,753
Launceston International Bowls Classic by East Launceston Bowling and Community Club	Launceston International Bowls Classic (Level 2)	59%	\$17,860	\$17,860	\$8,930	\$5,481
BOFA Ltd	<i>Tasmanian Breath of Fresh Air Film Festival</i> (Level 2)	59%	\$20,000	\$20,000	\$10,000	\$6,137

Athletics Tasmania	Australian 10/11/12 years Track and Field Championships (Level 2)	58%	\$20,000	\$20,000	\$10,000	\$6,137
Total			\$130,090	\$130,090	\$83,103	\$51,000

2023/2024 Major Event Sponsorship Round 1 Budget Balance	\$0
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3. notes the following Major Event Sponsorship application will not be funded by Council, as the application received a score less than the recommended level for funding (ie. <50%):

Organisation	Event	Score	\$Request	\$Assess	\$Recom
UNITE Fitness	RIVAL in the North 2023 (Level 1)	48%	\$7,000	\$7,000	\$0
TOTAL			\$7,000	\$7,000	\$0

Note - there are two levels in this category

Level 1 - \$5,001 up to \$12,500 and Level 2 - \$12,500 up to \$20,000

REPORT:

The Events Sponsorship assessment panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations.

Sponsorship Levels

Funding is available under two levels:

- Level 1 - \$5,001 up to \$12,500
- Level 2 - \$12,501 up to \$20,000

Level 1 are events held in the Launceston municipality attracting audiences from local and intrastate areas.

Level 2 are events held in the Launceston municipality attracting larger audiences from local, intrastate, interstate and/or international areas.

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Builds community spirit, fosters pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Asset usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

New events - Demonstrate strategies for sustainability and a vision for growth.

Note: To encourage new events (events that have not been held in the City of Launceston municipality previously) there will be an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.

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

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

Assessment Method

The Event Sponsorship policy (05-PI-012) states that Round 1 of the Major Event Sponsorship program covers a five-month period (1 August - 31 December) and will be allocated 40% of the annual budget.

Based on the proposed 2023/2024 budget, available funds for Major Event Sponsorship round 1 is \$74,000.

The Major Event Sponsorship round 1 delivered a multitude of quality Major Event applications. The total funds requested in the Major Event Sponsorship round 1 2023/2024 was \$165,090. Based on the assessment results, the recommended allocation of funds is \$74,000 in line with the allocated budget.

Due to the requested levels of funding being significantly higher than the allocated budget, the assessment panel decided to apply a percentage reduction to lower scoring events to a level required for the budget to be fully expended. This percentage reduction was 38.63% and was applied to nine events.

The assessment panel believed this was a fair and equitable method of proportionally reducing the level of sponsorship funding for lower scoring events whilst trying to ensure the maximum number of events continue to be supported via the Major Event Sponsorship program.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building the City's profile and reputation as a great place to live, visit and invest; will have minimal impact on the environment and will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 – 2024

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

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

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Proposed Budget	Pre-committed	\$Recom	Balance
2023/2024 Major Event Sponsorship Budget - Round 1	\$74,000	-\$0	-\$74,000	\$0
Proposed 2023/2024 Major Event Sponsorship Budget (remaining for Round 2 - 60%)				\$111,000

The proposed budget for 2023/2023 Major Event Sponsorship round 1 is \$74,000. Should the recommendation of \$74,000 for the Major Event Sponsorship round 1 be approved, the Major Event Sponsorship for round 1 will be fully expended.

This will result in the proposed 2023/2024 Major Event Sponsorship remaining for Round 2 to be \$111,000 (60% of the overall budget) in line with the program guidelines.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.4. Special Events Sponsorship - 2023/2024 - Vandemonian Touring Pty Ltd

FILE NO: SF5892

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider Special Event Sponsorship for *The Corrs - Down Under* (Launceston).

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council approves the following Special Event Sponsorship application to receive the recommended sponsorship amount as detailed below:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Vandemonian Touring Pty Ltd	<i>The Corrs - Down Under</i> (Launceston)	82%	\$50,000	\$50,000	\$50,000
Total			\$50,000	\$50,000	\$50,000
2023/2024 Special Event Sponsorship Budget					\$70,000
Balance					\$20,000

REPORT:

This is a seated live music event to be held at UTAS Stadium.

Irish Celtic infused pop icons, *The Corrs* will return to Tasmania in November 2023. Joining them will be Australian pop royalty Natalie Imbruglia, the legendary Toni Childs and Adelaide trio *Germein*.

After stunning the 11,000 strong crowd at the Hunter Valley's Hope Estate Winery with their incredible and enchanting live show in late November, *The Corrs* will bring their music to fans all over the country as part of their national tour. *The Corrs* have released seven studio albums and numerous singles which have reached Platinum in many countries and have sold 40 million albums worldwide. *Talk on Corners*, their most successful album to date, reached multi-Platinum status in Australia and in the UK it was the highest selling album of the year. The band is best known for their song *Breathless*, with over 140 million streams on Spotify.

Assessment Criteria

The Events Sponsorship Assessment Panel assessed the application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendation.

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Building community spirit, pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Asset usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

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

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community with hospitality, retail and accommodation providers receiving stimulation from the increased visitation. An event of this scale will also have positive tourism outcomes for the region and encourages potential return visitation.

The event will have minimal impact on the environment and will provide a number of valuable social impacts for the community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.
5. To understand and support the establishment and growth of new and creative industries and businesses in Launceston.

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:

1. To provide for the health, safety and welfare of the community.

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

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

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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

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

Focus Areas:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
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.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Budget	Pre-committed	\$Recom	Balance
2023/2024 Special Events Budget	\$70,000	\$0	-\$50,000	\$20,000

Should the recommendation of \$50,000 for *The Corrs - Down Under* (Launceston) event be approved, there will be a balance remaining in the 2023/2024 Special Events Sponsorship budget of \$20,000.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

16. INFRASTRUCTURE AND ASSETS NETWORK

16.1. Launceston Flood Authority Report

FILE NO: SF4493

AUTHOR: Debbie Picket (Infrastructure and Assets Network)

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To receive the Launceston Flood Authority Quarterly Report - January to March 2023.

RELEVANT LEGISLATION:

Launceston Flood Authority Rules, April 2020

RECOMMENDATION:

That Council, in accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020*, receives the Launceston Flood Authority Quarterly Report, January to March 2023 (ECM Doc Set ID 4887233).

REPORT:

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020*, the Authority must submit a quarterly report to the Council for the period ending March, June, September and December.

The report for the period ending 31 March 2023 provides an overview of the Launceston Flood Authority's operational activities, financial position and key priorities for the next quarter (Attachment 1).

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:

1. Launceston Flood Authority Quarterly Report - January to March 2023
[16.1.1 - 3 pages]



Quarterly Report - January to March 2023

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020* the Authority must submit a quarterly report to Council for the periods ending March, June, September and December. This report is for the period ending March 2023.

Key priorities for the coming quarter

- Construction planning for the FY23/24 Capital Program, including issuing of the tenders for the Invermay Levee Reinstatement Project and the Railway Floodgate Upgrades.
- Renewal and optimisation of the vegetation management contract.
- Work with the SES to complete and adopt the Launceston Levee Protected Areas Response Plan.
- Finalisation of the Levee Protected Areas Specific Area Plan.
- Implement learnings from the October 2022 flood event.
- Participate in the Launceston Flood Recovery Discussion Exercise to be facilitated by the National Emergency Management Agency.

Operational and Compliance Activities

- **Routine Monitoring:** All required monitoring, inspection and testing regimes progressed as planned with annual inspections completed during February 2023. Identified defects are being addressed.
- **Vegetation Management:** To aid in controlling a significant gorse infestation along the bank of the North Esk River, adjoining the Invermay Levee, the over grown plants have been slashed and will continue to be monitored by spot spraying as new growth appears.
- **Invermay Levee Reinstatement:** Council officers and consultants have reviewed the draft concept design drawings with the final design report expected in April 2023. RFT expected to be released in April/May.
- **Railway Floodgate Upgrades (East Launceston Levee):** A drainage concern has caused delays with TasRail licences/agreements and costs which are required to advance the project. Officers are continuing to progress the project as best possible.
- **Mowbray Levee MP1:** A void created by the damaged main has created a 'sinkhole' on the levee crest on the dry side of the penstock. Construction work is underway. The new penstock has been installed and penstock chamber cut down, the damaged pipe has been removed and the new one installed, levee clay has been reinstated and compacted. Topsoiling and grass seeding will begin the first week of April, expecting the project to be complete soon thereafter.



Quarterly Report - January to March 2023



*Top left - Damaged Pipe
Top right - Replacement pipe
Bottom - Damaged pipe after removal*



Quarterly Report - January to March 2023

Financial Position as at 31 March 2023

- Grant income, favourable to budget by \$22,863.
- Revenues, overall, favourable to budget by \$37,488.
- Labour costs, favourable to budget by \$20,753, primarily due to labour costs which allocated across projects.
- Materials & Services are favourable to budget by \$147,028, due to a favourable variance in contractor costs.
- Overall, there is a favourable variance to 31 March 2023 of \$164,205.

A handwritten signature in black ink, appearing to read "Greg Preece", with a long horizontal line extending to the right.

Greg Preece, Chair
Launceston Flood Authority

17. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

17.1 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.

17.2 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:

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

17.3 End of Closed Session

To be determined in Closed Council.

18. MEETING CLOSURE

19. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 1 June 2023 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.