



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 22 OCTOBER 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 22 October 2018

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: 22 October 2018

Time: 1.00pm

Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Michael Stretton
General Manager

12 October 2017

Mr Michael Stretton
General Manager
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Dear Michael

COUNCIL MEETING

In accordance with regulation 4 of the *Local Government (Meeting Regulations) 2015* which states:

4. *Convening meeting of council*
 - (1) *The mayor of a council may convene council meeting.*

I request that you make the necessary arrangements for the next Ordinary Meeting of Council to be convened on Monday, 22 October 2017 commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Alderman A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - section 48

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

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 8 October 2018 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - sections 57 and 58

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

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

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

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

(Questions on Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting. Questions on Notice will be researched by Council Officers and both the Question on Notice (as received) and the response will be provided at the Council Meeting and a reply in writing will also be provided.)

7.1.1 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 8 October 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Mr Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked at the Council Meeting held on 8 October 2018 by Mr Paul Spencer and has been answered by Mr Shane Eberhardt (Director Infrastructure Services).

Questions:

1. What was the cost of the Tasmanian Tiger sculptures in the Mall? How much will it cost to raise the sculptures or take them down?

Response:

The Thylacine sculptures in the Brisbane Street Mall were procured as part of the public tender process for the overall project. The total tendered price for this element of the project was \$249,850.00 and total expenditure to date is \$223,810.00.

Council has not investigated the cost of making any alterations to the Thylacine sculptures as designed by the commissioned artists and installed by the principal contractor.

7.2 Public Questions without Notice

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

(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 8 - Planning Authority.

8 PLANNING AUTHORITY

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio

FILE NO: DA0341/2018

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Richard Bruce Edwards
Property:	233A Charles Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	19/06/2018
Validity Date:	21/06/2018
Further Information Request:	21/06/2018
Further Information Received:	03/09/2018
Deemed Approval:	22/10/2018
Representations:	Five

DA0654/2017

Business and Professional Services - consulting rooms; change of use, internal renovation, minor extension and signage - Approved 22 January 2018.

DA0288/2017

Business and Professional Services - office; construction of a free standing signage structure including signs for multiple tenancies (re-advertised) - Approved 04 August 2018.

DA0116/2018

Business and Professional Services - medical centre; consolidation of lots; change of use of 23 Canning Street to medical centre; demolish part of 23 Canning Street; construction of internal and external alterations; use right of ways over 233A Charles Street, 154 and 156 St John Street (re-advertised) - Approved 15 June 2016.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

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 DA0341/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use 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) Planning Application Report - including signage plans, prepared by Richard Edwards, dated 02/08/2018 (to be amended); and
- (b) Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018.

2. AMENDED PLANS REQUIRED

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

- (a) Reduce the size of the awning fascia sign to match the northern entry panel; and
- (b) Remove the north facing wall sign

3. NOISE

The use must not cause unreasonable noise or interference to adjoining sensitive uses. The development must comply with all recommendations specified in 'Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018.

4. CLASS SIZE LIMITATIONS

Classes are restricted to a maximum of 12 participants at any one time.

5. 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.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

6. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2018/01003-LCC, dated 29/06/2018 and attached to the permit.

7. BUSINESS HOURS

The operation of the fitness studio must be confined to the hours of:

5:15am - 7.30am - Monday to Friday for classes

5:00pm -7:00pm - Monday to Friday for classes

7:00am - 10:00am - Sunday for classes

8:00am - 5:00pm - Monday to Friday for Personal Training

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. NO SIGN ILLUMINATION

The signs must not be floodlit or otherwise internally illuminated.

10. REMOVAL OF EXISTING SIGNS

Prior to the erection or display of the sign(s) approved by this permit, all other signs on the subject land must be removed.

11. SIGN MAINTENANCE

The sign(s) must be constructed and maintained in good condition to the satisfaction of the Council.

12. ENDORSED PLANS & DOCUMENTS

The use 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) Planning Application Report - including signage plans, prepared by Richard Edwards, dated 02/08/2018 (to be amended); and
- (b) Potters House Environmental Noise Emission Assessment, prepared by Tarkarri Engineering, Reference: 5152_AC_R, dated 02/08/2018.

13. 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.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

14. HOURS OF CONSTRUCTION

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

7.00am to 6.00pm Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

Notes**A. Occupancy Permit Required for Changed Use**

Prior to the occupation of the premises, in the case where building work is not required, the applicant is required to attain an Occupancy Permit for the changed use of the building pursuant to the Building Act 2016 section 55.

B. General

This permit was issued based on the proposal documents submitted for DA0341/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 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.*

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

C. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is 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.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

D. 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>>

E. Permit Commencement

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

REPORT:**1. THE PROPOSAL**

It is proposed to change the use of a vacant hall which is currently utilised as a place of assembly, to a Sport and Recreation use. It is proposed to use the hall as a fitness studio, which will entail:

Classes

Each class will consist of 8 - 12 people and operate between the hours of:

Monday to Friday

5.15am - 7.30am

5.00pm - 7.00pm

Sunday

7.00am - 10.00am

Personal Training

Personal training will be for one person plus a personal trainer between the hours of 8.00am - 5.00pm.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

It is also proposed to construct a total of four signs. One existing sign on site that measures 1.9m wide x 1.7m high facing the Charles Street Frontage. The sign currently indicates the current use of the building, being 'The Potters House - Christian Fellowship Ministries'.

The second sign will be a wall banner sign measuring 1.0m wide x 1.5m high. The third sign will be an awning fascia sign measuring 2.82m wide x 0.40m high. The fourth sign will be facing east but visible from Canning Street and will be another wall banner sign measuring 1.0m wide x 1.5m high. All signs will include the 'F45' logo, which includes the letters on a blue, white, and red, background.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	233A Charles Street, Launceston.
Zone	Urban Mixed Use.
Size	3,916m ² .
Access	Two existing vehicular accesses - One via Canning Street and one via Charles Street. Multiple pedestrian entries off both streets.
Shape	Rectangular.
Slope	Generally flat.
Existing structures	The site contains the heritage listed 'Charles Street School' as well as the old gymnasium which is the subject building for this application. The site also contains a shared car park at the rear.
Vegetation	Limited existing planted vegetation.
Connection to services	Connected to all services.
Surrounding land	The site is surrounded by a mixture of uses. To the north, east, and south are residentially zoned lots, containing single dwellings, multiple dwellings, visitor accommodation, and businesses. To the north is more Urban Mixed Use land, with Coles Supermarket located to the north west along Charles Street. Commercial and Local Business zoned land is predominately located to the west and contains a mixture of businesses.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

Overlays	E13.0 Local Historic Heritage Code listed on the Tasmanian Heritage Register.
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3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

15.0 Urban Mixed Use Zone

<p>15.1.1 Zone Purpose Statements</p> <p>15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.</p> <p>15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that supports the role of activity centres.</p> <p>15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.</p> <p>15.1.1.4 To create:</p> <p>(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and</p> <p>(b) appropriate provision for car parking, pedestrian access and traffic circulation.</p>
<p>Consistent</p> <p>The proposal is for a gym, defined within the Sport and Recreation use class and a discretionary use within the zone. Relating to the proposed use, the zone purpose provides for the integration of residential, retail, community services and commercial activities in urban locations. It also aims to create the appropriate provision for car parking, pedestrian access and traffic circulation.</p> <p>It can be considered that a gym on the fringe of the city centre helps integrate vital community services and commercial activities in its urban location. Whilst car parking is limited on site, pedestrian access is available and the proposal is reliant on on-street car parking, which can be accepted as appropriate for the use and its location.</p> <p>It is therefore considered that the proposal meets the purposes of the zone.</p>

15.3 Use Standards

15.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
<p>Consistent</p> <p>A1 Commercial vehicles must only operate between 6.00am and 10.00pm.</p>
<p>Complies</p> <p>There are no commercial vehicles associated with the proposal.</p>

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

15.3.2 Mechanical plant and equipment

Objective: To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.
Consistent
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.
Complies There is no new plant or equipment proposed as the use will be operating from an existing building.

15.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
Consistent
A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, and Low Density Residential zones; and (b) contain direct light from external light sources within the boundaries of the site.
Complies No new lighting is proposed, and the use will maintain the existing lighting on site.

15.3.4 Noise level

Objective: To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.
Consistent As a response to a request for further information, the applicant provided a Noise report to address the noise concerns. The noise report 'Potters House environmental noise assessment', prepared by Tarkarri Engineering, Reference: 5152_AC_R, and dated 02/08/2018' forms part of the application.
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (L _{aeq}) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

Complies

The acceptable solution states that noise generated by a use must:

Not exceed a time average A-weighted sound pressure level of 5dB(a) above background during operating hours where measured at the boundary of an existing sensitive use adjoining or immediately opposite the site.

The report concluded:

The predicted noise emission level at the nearest sensitive use from F45 Training operational noise breakout at the Potter House premises is 11 dBA below the measured 'background' (LA90,10min) noise levels and at this level would meet the relevant 'acceptable solution' criteria under the Launceston Interim Planning Scheme 2015

The report further stated:

Based on the assumptions made in developing sound transmission loss spectra for the critical facade elements of the Potters House premises and measurement of internal operational noise at 67 George St, Tarkarri Engineering provides the following recommendations:-

- a. Operable panels in the upper windows in the northern and southern facades of Potters House premises should be sealed with a flexible sealant to prevent acoustic leakage;*
- b. Degraded insulation in the roof/ceiling cavity should be replaced with a minimum R4 fibreglass or rockwool insulation; and*
- c. A vent at the western end of the roof/ceiling cavity should be sealed off with minimum 6 mm thick compressed fibre cement (CFC).*

As the applicant has provided a professional report by qualified acoustic engineers that have stated the proposed use is able to meet the acceptable solution, this needs to be accepted. Therefore the proposal meets the provisions of the acceptable solution.

15.4 Development Standards

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

(f) provide for the implementation of parking precinct plans.
Consistent The proposal is able to comply with the purpose of the code as it has been demonstrated that car parking is safe and appropriate, and will not adversely impact on the amenity of the area.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.
Consistent Consistency with the objective has been achieved as the proposal has demonstrated there is an appropriate level of car parking to meet the needs of the use.
A1 The number of car parking spaces must: (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
Relies on Performance Criteria The proposal is for a sport and recreation use that will utilise an existing building. The gross floor area proposed to be utilised for the use is approximately 300m ² . A sport and recreation use requires a space per 20m ² floor area. As such, 15 car spaces are required to be provided. Notwithstanding, in order to meet A1(a), not less than 90% of the required number of spaces are required to be provided, resulting in 13.5 spaces required. Currently there are two car spaces that can be associated with the proposed activity, and therefore the use will have a shortfall of 11.5 spaces. As such the proposal is unable to meet the acceptable solution and is reliant on the performance criteria.
P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to: (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

nature of the roads, traffic management and other uses in the vicinity;

(f) an assessment of the actual car parking demand determined in light of the nature of the use and development;

(g) the effect on streetscape; and

(h) the recommendations of any traffic impact assessment prepared for the proposal; or

P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

(a) the intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

(c) the pattern of parking in the locality; or

P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

Complies

The proposal will operate set classes between:

Monday to Friday
 5.15am - 7.30am
 5.00pm - 7.00pm

Weekends
 7.00am - 10.00am

Each class will have approximately 8-12 persons. Outside of these hours the gym will be limited to personal training. It can be considered that three classes will run in the morning session and two at night. Therefore, there will be a total maximum of approximately 24 people visiting the site at any one time, noting they will not be there all at once, with a crossover period of people leaving and people arriving. In a worst case scenario it can be assumed that each person would have a car, meaning there will be an added 48 car movements to the area. It could be assumed that the two existing car spaces on site will be utilised by trainers, so the 48 movements would not be directly onto the site, but placed onto the surrounding road network.

This is based on a worst case scenario, in reality, however, there would be people who would carpool, catch public transport, walk, or park for the day and walk to work. With this in mind, a response to the performance criteria is below:

(a) The availability of off-road public car parking spaces within reasonable walking distance;

There are two existing car parking spaces that are dedicated to the gym use. It is noted that there are multiple car parking spaces on site, however these are currently utilised for surrounding businesses. As such there is no availability for off-road parking. The closest public car park is located approximately 360m away north east on St John Street.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)**(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.

The property provides car parking support to neighbouring and nearby businesses including the Eye Hospital and the adjoining Urologist both of which have limited on site car parking, in an informal arrangement. The application does not propose to alter this current arrangement.

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

The closest bus stop to the site is located approximately 600m to the north on St John Street.

(d) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

The use will be operating from an existing building on site. In this way the site is constrained as the parking associated with this use is existing.

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

The proposal is almost entirely reliant on on-street car parking. The site is located on the corner of Charles and Canning Streets. As the site is on the fringe of the central city, the on-street parking within this area is utilised for persons working in the city, residential uses, persons visiting the retail and food premises along Charles Street, and people visiting the hospital. It is considered there is no one type of parking for the area. Like any business that is reliant on on-street parking in an area such as this, users of the site will be constrained by availability. Notwithstanding, the proposed primary operating hours, being early morning and early evening will take advantage of the available spaces at this time, that within such an area will be more open to be used prior to the influx of other vehicles utilising spaces for other uses. It is also important to understand that the parking surrounding the site, and within walking distance is a mixture of unrestricted, signed, and metered parking.

It is therefore considered that the use of on street parking is acceptable.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

(f) An assessment of the actual parking determined in light of the nature of the use and development;

No formal assessment of parking has been provided. Notwithstanding, the hall has previously been utilised as several different uses, with the latest being a place of assembly under the community meeting and entertainment use class. This use class requires the same amount of car parking as the sports and recreation use class. It can therefore be considered that the required parking requirements are similar to that of the existing use. As such the parking is appropriate to meet the needs of the proposed use.

(g) The effect on streetscape; and

No new parking is proposed on site. Parking will be restricted to available on-street car parks, which will maintain the existing effect on the streetscape.

(h) The recommendations of any traffic impact assessment prepared for the proposal.

No traffic impact assessment was provided as part of the development and it has been considered it is not required.

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

Complies

Part D3 of the National Construction Code 2014 requires one disabled space per 100 car parking spaces or part thereof. It is noted that there are no changes to the onsite car parking, however, there are several existing disability car parks that can be utilised.

E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.

Complies

The use requires one space per 50m² of gross floor area. The proposed gross floor area is approximately 300m² and as such six spaces are required, which are able to be accommodated for inside of the existing building.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

E6.6 Development Standards

E6.6.5 Bicycle facilities

Objective: To ensure that cyclists are provided with adequate facilities.
Consistent
A1 Uses that require five or more bicycle spaces by Table E6.1 must provide one shower and change room facility on site, with one additional shower and change room on site for each 10 additional bicycles spaces required.
Complies The existing building contains shower, change room, and toilet facilities.

E6.6.6 Bicycle parking and storage facilities

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.
Consistent Consistency with the objective has been achieved as the proposal ensures storage facilities for bicycles are provided.
A1 Bicycle parking and storage facilities for uses that require five or more bicycle spaces by Table E6.1 must: <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from the main entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.
Complies The building is within 50m of the street and the internal bicycle storage is visible from the entry and adequately lit.
A2 Bicycle parking spaces must: <ul style="list-style-type: none"> (a) have minimum dimensions of: <ul style="list-style-type: none"> (i) 1.7m in length; and (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.
Relies on Performance Criteria The bicycle storage areas are unable to meet the requirements of A2 and as such are reliant on the performance criteria.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

<p>P2 Bicycle parking spaces and access must be convenient, safe and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; (d) the proposed measures to secure bicycles; and (e) the provisions of AS 2890.3 1993 Parking facilities - Bicycle parking facilities.
<p>Complies</p> <p>The development does not intend to develop specific structures/racks for bicycle storage and security. Adequate secure within the building will be provided for bicycle storage. In addition there are areas not intended for use by the fitness studio including the upper stage area and four offices which provide in excess of requirements for secure bicycle storage. The proposal complies with the performance criteria.</p>

E13.0 Local Historic Cultural Heritage Code

<p>E13.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; (b) encourage and facilitate the continued use of these places; (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.
<p>Consistent</p> <p>The development application proposed no development, but does propose several signs. These signs are consistent with the historic nature of the site and maintain the purpose of the code.</p>

E13.6 Development Standards

E13.6.13 Signage

<p>Objective:</p> <p>To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.</p>
<p>Consistent</p> <p>The proposed signage is compatible with the cultural significance of the site.</p>
<p>A1 No more than one sign, not greater than 0.2m², identifying the use, heritage significance, and the name and occupation of the owners of the property.</p>
<p>Relies on Performance Criteria</p> <p>Four signs are proposed that will exceed 0.2m² and as such reliance on the performance criteria is sought.</p>

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

P1 New signs must be compatible with the historic cultural heritage of the local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the size and location of the proposed sign;
- (c) the area and location of existing signage on the site;
- (d) the period details, windows, doors and other architectural details of the building;
- (e) any destruction, removal or concealment of heritage fabric through attaching signage; and
- (f) the streetscape.

Complies

There is one existing sign of site that measures 1.9m wide x 1.7m high facing the Charles Street frontage. The sign currently indicates the current use of the building, being 'The Potters House - Christian Fellowship Ministries'. It is also proposed to construct three more signs facing the Canning Street frontage.

Sign 2:

Wall banner sign measuring 1.0m wide x 1.5m high.

Sign 3:

The third sign will be an awning fascia sign measuring 2.82m wide x 0.40m high.

Sign 4:

The fourth sign will be facing east but visible from Canning Street and will be another wall banner sign measuring 1.0m wide x 1.5m high.

All signs will include the 'F45' logo, which includes the letters on a blue, white, and red, background.

The proposal was referred to the Tasmanian Heritage Council for comment who issued a certificate of exemption. The exemption certificate includes advice which states:

The new signage is fixed to the detached hall building, and has no appreciable impact on the integrity or historic cultural heritage values of the former Charles Street School building, which the Tasmanian Heritage Register described as "A brick school building with horizontal rendered banding. The windows are hinged casements. There are vent lanterns on the roof.

It further states:

In relation to Sign 1:

The new signage to the western side of the building (Charles Street), is identified to replace an existing sign panel, of matching size and location to the western façade. The western wall sign is considered to be acceptable.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)Comment:

No changes to the sign 1.

In relation to Sign 2:

The wall-mounted panel sign that is proposed to the northern facade (Canning Street) is a new sign in that location, though replaces a secondary sign that was previously fixed to the western facade. The northern wall sign will be fixed to a painted rendered substrate, and considered to be acceptable.

Comment:

No changes to the sign 2.

In relation to Sign 3:

The awning fascia sign being proposed to the northern entry canopy (Canning Street), is dimensioned at 0.4m high x 2.825m wide, noting the existing fascia is 3.2m wide. The overall height/depth of the existing entry awning can be scaled at approximately 180mm (ie. + 2 x brick courses). It is recommended that the new awning fascia sign be reduced in height, to reduce the extent of additional signage, and match the height of the northern entry canopy, and characteristics of the existing architectural detail.

Comment:

It is recommended that amended plans be provided showing a reduced sign to match the northern entry panel.

In relation to Sign 4:

The sign being proposed to the eastern facade is a new wall sign fixed to the face brickwork. The new sign is dimensioned at 1.0m wide x 1.5m high, to contain the 'F45' logo and graphics. The sign appears to serve no functional purpose and could be reduced in size / content or deleted from the work. The signs to both Canning and Charles Street facades will be visible and identify the nature of the tenancy.

Comment:

It is recommended that Sign 4 be removed from the proposal. This will be achieved through an amended plan condition.

It is considered that through the implementation of the above changes, the proposal is able to comply with the clause by ensuring the proposed signage is compatible with the historic cultural heritage of the area and as such, is compliant with the performance criteria.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	N/A
Environmental Health	Conditional consent provided.
Heritage/Urban Design	The site is located on the Local Heritage Register and also on the State Heritage Register. The application was referred to the Tasmanian Heritage Council who issued a certificate of exemption.
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 2018/01003-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	The site is located on the Local Heritage Register and also on the State Heritage Register. The application was referred to the Tasmanian Heritage Council who issued a certificate of exemption.
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 5 September to 19 September 2018. Five representations were received. A representor meeting was held onsite on 25 September 2018 to further discuss the issues with the representors.

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.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

<p><u>Issue #1:</u> There is a shortfall of car parking for the proposed use. On-street car parking will be unable to meet the demand of the use.</p>
<p><u>Comment:</u> The shortfall in car parking has been discussed under Performance Criteria P1 under Clause E6.5.1 of the scheme. Due to the unusual nature of the fitness studio, operating outside of normal working hours, its proximity to the city, and surrounding on-street car parking, it is considered that the surrounding streets will be able to accommodate the proposed use.</p>
<p><u>Issue #2:</u> The use will deliver noise to the surrounding residential properties that will affect the amenity of the area. In particular, loud music associated with gyms.</p>
<p><u>Comment:</u> Noise requirements have been discussed under Clause 15.3.4 of the scheme. The applicant provided a noise report from a qualified engineer that has stated the proposal is able to meet the requirements of Acceptable Solution A1. Notwithstanding, a condition has been recommended requiring a further noise report and mitigation techniques should the noise exceed this acceptable solution.</p>
<p><u>Issue #3:</u> The hours of operation are inconsistent with surrounding uses. There will be noise from people talking and cars driving, opening doors, etc.</p>
<p><u>Comment:</u> The Urban Mixed Use Zone does not provide for operating hours. Notwithstanding, a condition has been recommended restricting operating hours to that that are proposed to ensure compliance with the zone purpose statements which refer to providing integration of residential, retail, commercial services and commercial activities in urban locations.</p>
<p><u>Issue #4:</u> It is believed that classes will not be restricted to 12 people but will increase.</p>
<p><u>Comment:</u> The application has been assessed on the proposed class figures, been a maximum of 12 people. A condition has been recommended restricting each class to a maximum of 12 people.</p>

6. CONCLUSION

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

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

8.1 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Fitness Studio ...(Cont'd)

ENVIRONMENTAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.


BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (distributed electronically)
 2. Plans to be Endorsed (distributed electronically)
 3. Noise Report (distributed electronically)
 4. THC Certificate of Exemption (distributed electronically)
 5. THC Notice of No Interest (distributed electronically)
 6. Submissions (distributed electronically)
 7. Applicant's Response to Representation (distributed electronically)
-

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living**FILE NO:** SF6852**AUTHOR:** Iain More (Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To determine the rejection or initiation of Amendment 47 to the Launceston Interim Planning Scheme 2015, to rezone the land at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.

PLANNING APPLICATION INFORMATION:

Applicant: Jaffa International Pty Ltd
Property: 38A Faulkner Road, Ravenswood
Current Zoning: General Residential and Rural Resource
Receipt Date: 17/09/2018

RECOMMENDATION:

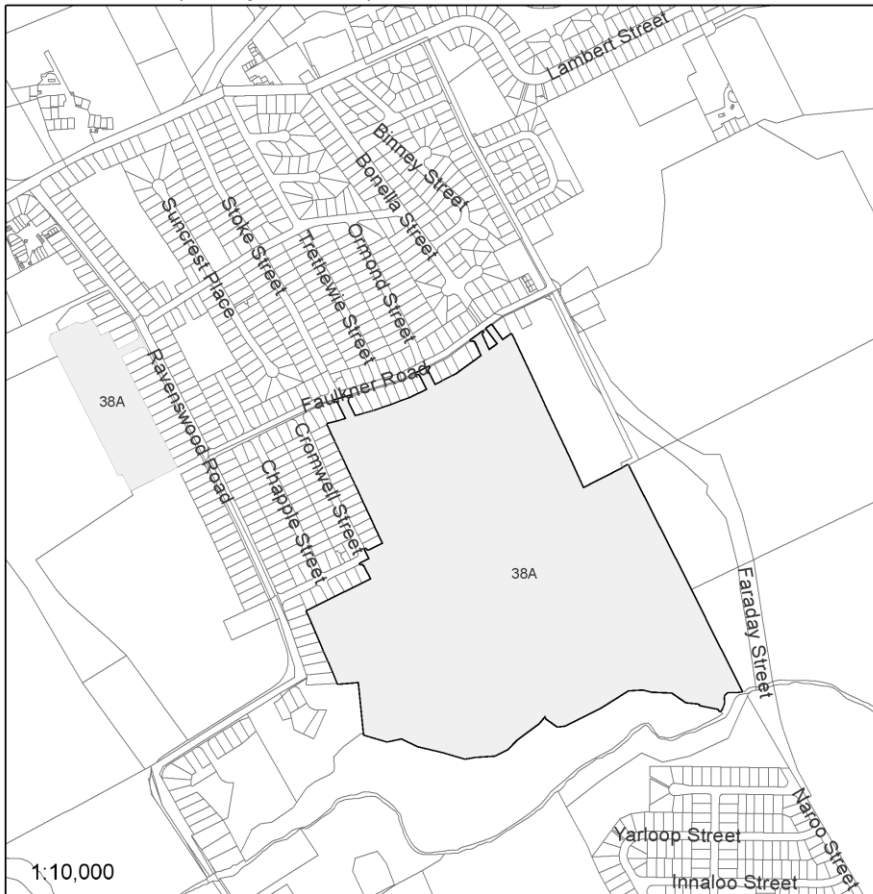
That Council:

1. pursuant to the former sections 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 47 to change the zoning at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.
 2. pursuant to the former section 35 (1)(a) of the *Land Use Planning and Approvals Act 1993*, certify the draft amendment as shown below:
-

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Launceston Interim Planning Scheme 2015
AMENDMENT 47

Amend the interim planning scheme maps as below:



Rezoning from Split Zone, 26.0 Rural Resource and 10.0 General Residential to 13.0 Rural Living
(38A Faulkner Road, RAVENSWOOD (PID: 6918832 - 127363/1))

THE COMMON SEAL
of the Launceston City
Council was
hereunto affixed in the
presence of: -

Louise Foster
Director
Corporate Services

Leanne Hurst
Director
Development Services

Date

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Note: Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the former provisions remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT

1.1 Introduction

An application has been made under sections 33 and 34 of the *Land Use Planning and Approvals Act 1993*, by Jaffa International Pty Ltd, for a change of zoning to the Launceston Interim Planning Scheme 2015 from General Residential and Rural Resource to Rural Living.

1.2 Background

The aim of the proposed rezoning is to provide for a large scale rural residential development, consisting of approximately 35, 1ha residential lots, however, subdivision does not form part of the current application. The development aims to encourage an increase in the current demographic of Ravenswood, to provide further residential property options for Tasmanians and interstate buyers looking for rural/residential living options.

Ravenswood is defined predominately by land zoned General Residential, developed on smaller lots (700m²) containing single detached dwellings with sporadic multiple dwelling development. It is surrounded, almost in its entirety by Rural Resource land with no connecting buffer, to other outer suburbs of greater Launceston. By re-zoning a large parcel of land to Rural Living, it will allow larger lots on rural living land that will expand the community and allow for unfettered large scale residential development. This will diversify the current housing market and allow a connection to the nearby suburb of Waverley.

1.3 Proposed Amendment

The proposed amendment seeks to change the zoning at 38A Faulkner Road, Ravenswood from General Residential and Rural Resource to Rural Living. The site is approximately 38.96ha in size, with approximately 2.75ha being zoned General Residential whilst the remaining 36.21ha is zoned Rural Resource. The amendment proposes to rezone the entirety of the site to Rural Living.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

1.4 Act Requirements

The legislation allows for an amendment to the planning scheme under sections 32 and 33 of the *Land Use Planning and Approvals Act 1993* (the Act).

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –*
 - (a)*
 - (b)*
 - (c)*
 - (d)*
 - (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
 - (ea) must not conflict with the requirements of section 300 ; and*
 - (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
 - (2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*
- Section 20 also includes the following:*
- (a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
 - (b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
 - (c)*

The amendment must be decided under section 33(3) which reads:

33. Request for amendment of planning scheme

- (3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.*
- (3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*
 - (a) initiate the amendment under section 34; and*
 - (b) certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.*

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

The matters, which Council must consider when making a decision whether to reject or initiate the application for an amendment, are listed in section 32 (as stated above) of the Act.

2. Site and surrounding area

The subject site is located at 38A Faulkner Road, Ravenswood. The site is 38.96ha in size and is of an irregular shape. The site has access via the corner of Dean Street and Cromwell Street, as well as four separate road frontages to Faulkner Road. The site is split zoned, with approximately 2.75ha being zoned General Residential whilst the remaining 36.21ha is zoned Rural Resource.

The site adjoins 16 residential lots zoned General Residential, and one lot zoned Local Business to the north, 28 residential lots zoned General Residential to the west, an Open Space zoned corridor to the south, and four rural lots zoned Rural Resource to the east. Below is an aerial image of the site.



Figure 1 - Site Aerial Photo

The land is currently developed and utilised as 'Tara Hill Farm', an active grazing farm with several outbuildings and a single dwelling. The General Residential Zone adjoins the site to the north, and Open Space zone to the south, as shown below:

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

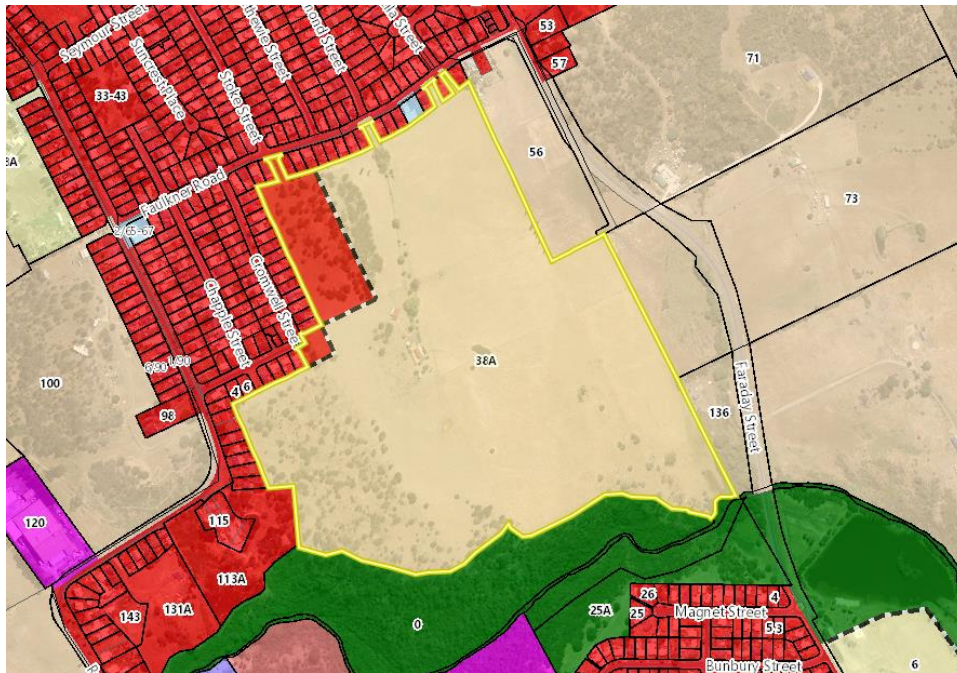


Figure 2 - Zoning

The land to the south is owned and maintained by the City of Launceston and is known as Distillery Creek Gorge Reserve. This reserve has a high level of bushfire risk due to its steep nature and any future subdivision will need to consider this risk. There is a high potential that this land also contains threatened fauna or flora which may extend into the subject site. Again, any future subdivision application will need to take this into consideration.

3. Existing conditions on the site

3.1 Heritage Values

The subject land is not listed in Local Historic Heritage Code under the planning scheme or within a state listed property on the Tasmanian Heritage Register. Additionally, there are no adjoining heritage listed properties.

An Aboriginal Heritage Property Search (PID: 6918832) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

3.2 Scenic Values

The southern section of the site, approximately 6.8ha, is within the Local Scenic Management Area - North Esk Floor Plain Precinct 6, as shown below:

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

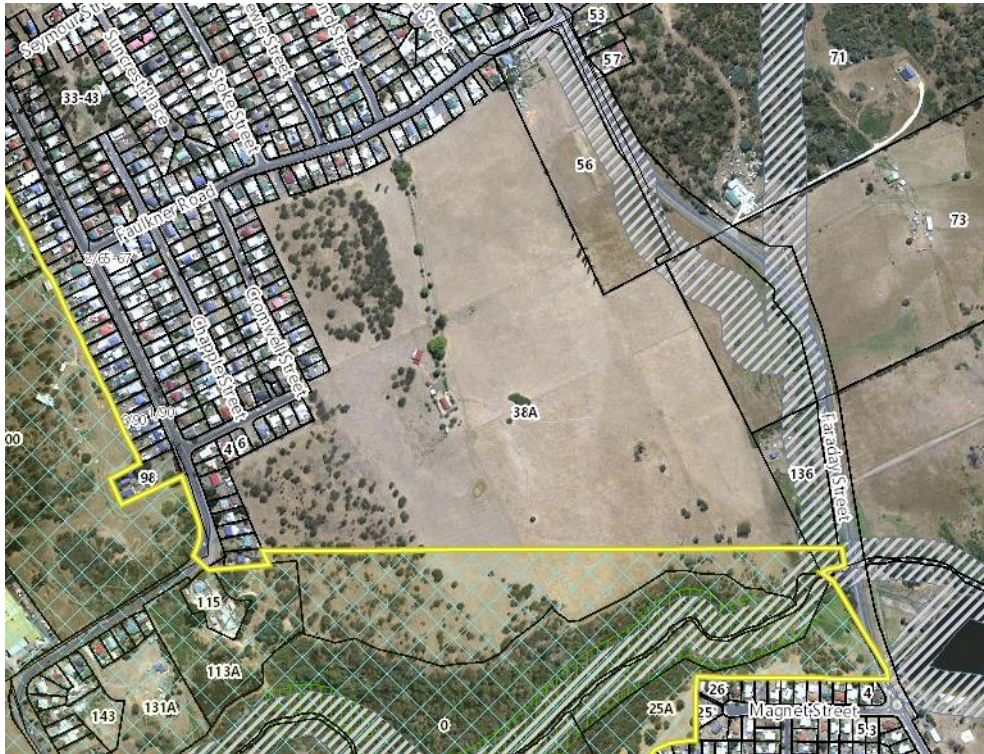


Figure 3 - Scenic Management Area (Blue Hatched)

3.3 Land capability

The subject land is mapped as Land Capability 5 and 6. Approximately 21ha has been identified Class 5, whilst 16ha classified as Class 6. Guidelines for the Classification of Agricultural Land in Tasmania (1999) define Class 5 as:

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

And Class 6 as:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

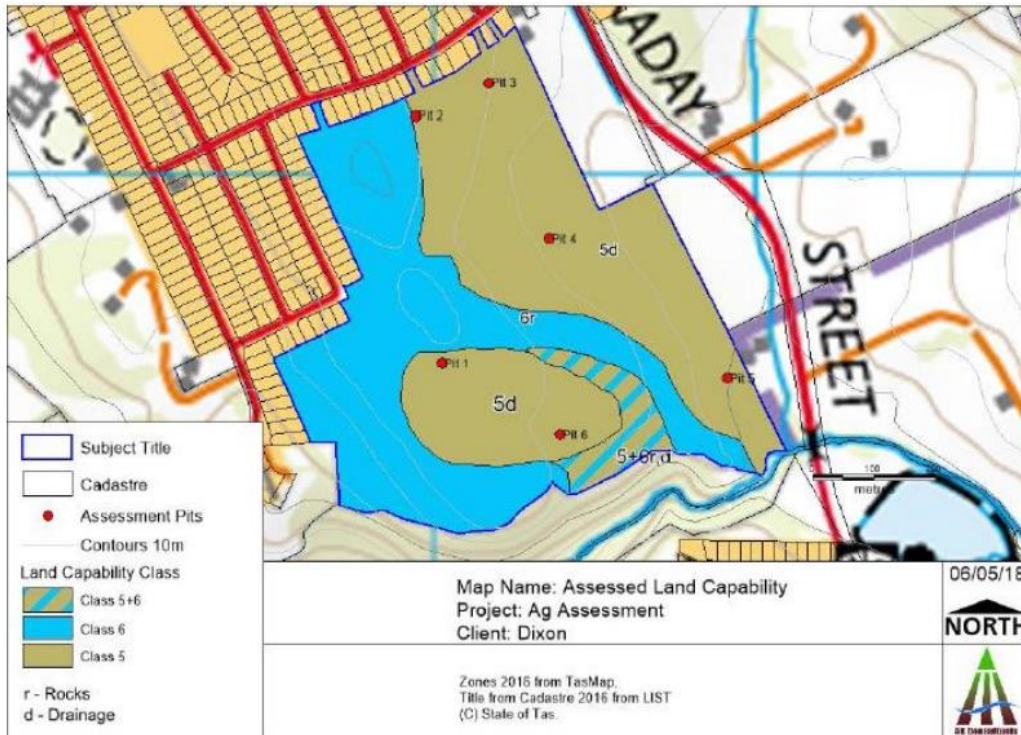


Figure 4 - Land Capability (Source: AK Consultants)

An Agricultural Report, prepared by AK Consultants, and dated 15/05/2017 was prepared and submitted as part of the application. The report concluded:

'It is unlikely that this title would be attractive for farming in conjunction with other holdings. It is also unlikely that rezoning would place any further constraints on nearby Rural Resource land than already exists. Any proposed lots that adjoin the three blocks with Lifestyle characteristics to the east of the subject title, that are currently in the Rural Resource Zone should retain sufficient area to provide for a 50m buffer from any proposed future dwellings on those lots to the eastern boundary. However, if these titles to the east are also zoned Rural Living in the future, then the standard setbacks required in the Rural Living Zone would be appropriate.'

3.4 Environmental Hazards

3.4.1 Bushfire

The subject site is located within a bushfire prone area and contains bushfire prone vegetation. It is considered that future subdivision will be required to address bushfire issues under E1.0 Bushfire Prone Areas Code under the current planning scheme. Advice from Council's Natural Environment Department has indicated that the gorge reserve

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

adjoining the property to the south has a high bushfire risk. Any future subdivision will need to take this risk into consideration.

3.4.2 Riverine Inundation

There is no flood risk on site.

3.4.3 Landslip

The subject site also medium and low risk landslip mapped by the State government, as shown in the below image:



Figure 5 - State Landslip Mapping (Council SAM)

It is noted, however, that under the current provisions of the Launceston Interim Planning Scheme, State provided landslip mapping does not currently trigger any assessment. This would be considered at subdivision stage.

3.5 Infrastructure

Sewer, water, and stormwater infrastructure surrounds the subject site, however, it is not currently connected. The site is also able to connect into the gas and electricity network,

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

and is located within the existing transport network. A large 450mm TasWater water main runs through the site along the eastern side as the following image illustrates:

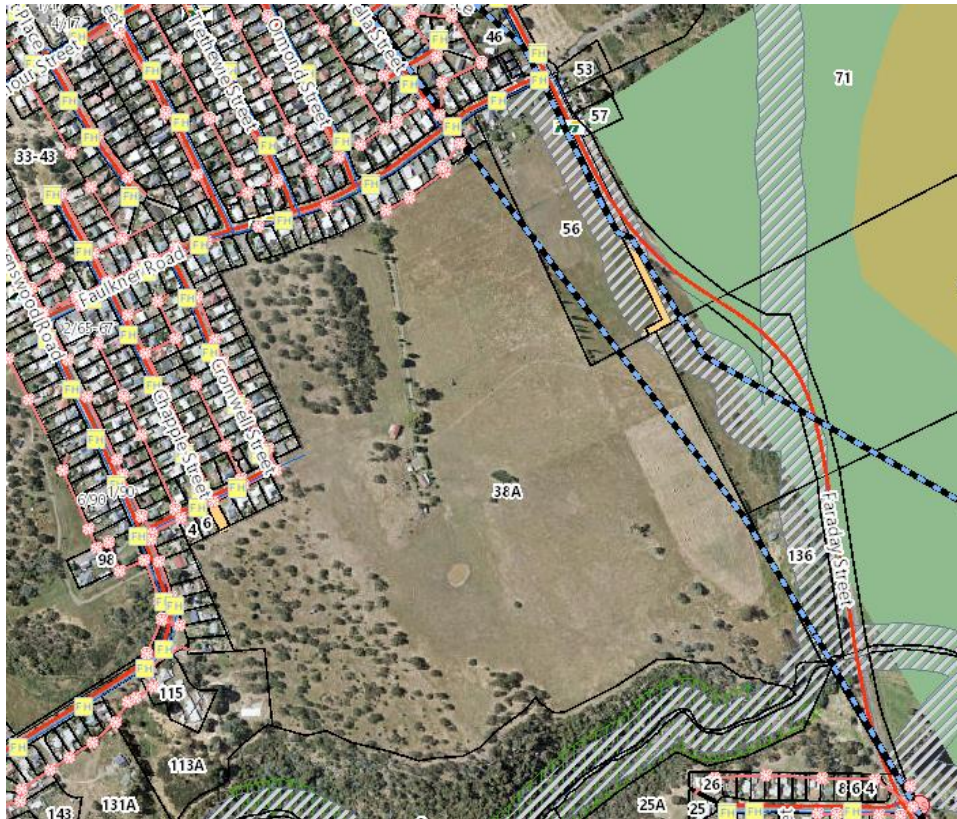


Figure 6 - TasWater Water Main (Source: Council SAM)

Discussions with Council's Infrastructure Department have indicated that 40% of the site can theoretically be serviced, however, the majority of the site cannot be reticulated to the current system. These constraints were taken into consideration when proposing to introduce the Rural Living Zone which allows for onsite services, noting that development of the site will not support the provision of significant reticulated services as this would make the project unfeasible.

4. Proposal

The proposal seeks:

- to amend the Scheme for rezoning of the subject land from Rural Resource Zone to Rural Living Zone at 38A Faulkner Street, Ravenswood.

4.1 Landowner Consent

The land is owned by Jaffa International Pty Ltd and consent was provided on 21 September 2018.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

4.2 Considerations for an Amendment**4.2.1**

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Rural Resource Zone

The site is currently zoned Rural Resource and a large portion of land borders the site to the northeast, all of which is contained within the Rural Resource Zone. No permit required uses in this zone include natural and cultural values management, passive recreation, resource development, and utilities; and permitted uses are home-based child care, or business and professional services. It is not anticipated that the proposed rezoning would impact on any future or existing adjacent rural resource use and would provide a transition between the existing higher density General Residential Zone, and adjacent Rural Resource use.

It is noted that the adjoining Rural Resource land to the east is currently constrained by Faraday Street, a waterway, landslip, and a TasWater water main. The immediate rural land also has Class 3 and 5 land capability. It is noted that the land use for these adjoining titles are existing and contains fettered rural uses.

General Residential Zone

Land to the north and north-west of the site is currently zoned General Residential, including a small portion of the site which was previously rezoned General Residential. The proposed rezoning would provide a more appropriate transition between existing General Residential development and potential Rural Resource uses on adjoining properties.

By creating this transition, it creates a natural urban buffer between rural and higher density residential use. The rezoning would also protect the existing sensitive uses from potential rural development on the existing subject site, which have the potential to cause nuisance.

Open Space Zone

The site is bordered to the south by Distillery Creek, which runs along a small valley where it then drains into the North-Esk River. This area is identified within the Open Space Zone, and no development is proposed within this zone.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

4.2.2

(ea) must not conflict with the requirements of section 30O.

30(0) states:

30O. Amendments under Divisions 2 and 2A of interim planning schemes

(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

(2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –

- (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
- (b) the amendment does not revoke or amend an overriding local provision; and*
- (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*

Response:

The amendment is being made to the Launceston Interim Planning Scheme 2015, a local provision. An assessment of the Northern Regional Land Use Strategy (NRLUS) 2018 has been undertaken, where it has been deemed it is consistent.

The proposal is not amending, removing, or inserting a common provision, but is for a change in zoning, which is considered to be a local provision and is able to be amended under Division 2 or 2A.

4.2.3 Land Supply

Rezoning of the site would allow for further infill residential development within the Ravenswood area, and would result in a consistent pattern of development through to Waverley to the southeast and join with existing higher density General Residential development to the north-east.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

4.3 State Policies

4.3.1 State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

- (a) Conflict with or interference from other land uses; and
- (b) Non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

Prime agricultural land is defined as being agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania. A detailed assessment of the capability of the land on site has been undertaken in the submitted report *Agricultural Report*, prepared by AK Consultants, dated 15 May 2017.

According to the report, the site has been identified as possessing predominately class 5 land, which is considered to be land unsuited to cropping and with slight to moderate limitations to pastoral use. An area of approximately 21ha has been identified as class 5 land, whilst 2ha has been classed as Class 5 and 6 land and 16ha of Class 6 land. Class 6 land is considered to be land marginally suited to grazing due to severe limitations. This is consistent with the existing use on the property, primarily for grazing purposes and small scale farming. According to the report, recent mapping undertaken by the Department of Justice as part of the Agricultural Land Mapping Project (ALMP), has considered the site to be 'unconstrained' and within the Agricultural Zone.

This mapping was undertaken to guide local councils with segregating existing Rural Resource and Significant Agricultural Zones to the new Rural Zones and Agricultural Zones, under the state planning provisions. According to AK Consultants, this mapping was not intended to provide a comprehensive analysis of potential agricultural land, and is designed to provide a broad-scale analysis of land capability to guide more in-depth area specific land capability studies. Therefore, the Agricultural Report has determined that there is scope to consider alternative zoning on the site, particularly as the Land Capability Assessment conducted as part of the report indicates that the site has limited potential for agricultural use, considering the apparent land classifications of Class 5 and 6 land. As such, the report finds that the rezoning of the land at 38a Faulkner Road to Rural Living

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

would not result in a loss of land to the agricultural productivity of the Launceston area, and would not constrain nearby agricultural uses

The report has determined that the site contains primarily Class 5 and 6 land, and rezoning of the property would not result in a loss to the agricultural productivity of the Launceston area. Notwithstanding the above, existing rural resource land to the north-east of the site has been mapped as class 4, 5 and 6, none of which fall within the definition of prime agricultural land. Non-agricultural uses proposed will need to be prepared in accordance with the objectives of the Policy.

An assessment of the relevant principles of the policy have been considered below:

Policy	Response
1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.	The proposal to rezone the land from rural resource to rural living will provide a transition between higher density dwellings to outer rural resource land to the east. An agricultural report has been submitted that has stated the rezoning of the land will not impact or confine nearby rural uses. It has also recommended a 50m buffer between the subject site to the adjoining rural uses. Whilst no development application has been lodged with this re-zoning application, the 50m buffer can be taken into consideration should a subdivision application be lodged in the future.
2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.	The land is not categorised as prime agricultural land.
3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.	The zoning would be for residential use.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Policy	Response
<p>4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following: (a) minimising the amount of land alienated; (b) minimising negative impacts on the surrounding environment; and (c) ensuring the particular location is reasonably required for operational efficiency.</p>	<p>The zoning would be for residential use.</p>
<p>5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</p>	<p>The agricultural report has indicated that the rezoning will not result in a detrimental impact or constrain nearby rural uses.</p>
<p>6. Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</p>	<p>No prime agricultural land will be lost.</p>
<p>7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</p>	<p>The agricultural report has stated that the land is not suitable for commercial agricultural use, and rezoning of the site for non-agricultural use would be of no loss to the agricultural productivity within the Launceston municipality.</p>
<p>8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</p>	<p>The site is not located within an irrigation district.</p>

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Policy	Response
9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.	Not applicable.
10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	No plantation forestry is proposed.
11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	No plantation forestry is proposed.

As the above has demonstrated, the rezoning is consistent with the policy and would be able to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

4.3.2 State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. The subject site is located outside this distance. Therefore, this policy is not applicable.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

4.3.3 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

- (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- (ii) waters in any tank, pipe or cistern.

The objectives of the policy are as follow:

- Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;
- Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;
- Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;
- Facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and
- Apply the precautionary principle to Part 4 of this Policy.

Being zoned Rural Living would not require any connection to reticulated stormwater services, with all stormwater discharge to be maintained on site. The site is located within the vicinity of Distillery Creek, which runs along the southern adjoining property within the Open Space Zone. Any future subdivision and subsequent developments will be required to address the provisions of the Interim Planning Scheme which require all stormwater to be maintained on site, protecting the water quality of this natural asset.

As such objectives of this policy are met.

4.3.4 National Environment Protection Measures (NEPM)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the *State Policies and Projects Act 1993*.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of future development applications over the site would be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered affected by the other NEPMs.

5. Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the subject land. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed development.

6. Planning Strategies

6.1 Launceston Residential Strategy (LRS) 2009-2029

The LRS provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 5: Rural Residential Development. It is noted that the equivalent current zoning is Rural Living. This type of zoning provides people with the possibility of living in a rural setting without conflicting with primary industries and without the obligation to purchase and maintain a significant landholding.

There are currently 54 vacant parcels of residential land and it is estimated that between 96 and 201 additional lots may be sought up to 2024. This suggests that, depending on the lot sizes taken up, there is a considerable shortfall in supply and some justification for zoning additional Rural Residential land in the period up to 2024. At this level, Rural Residential development is considered to have relatively small impact on the overall residential pattern.

The methodology to identify Rural Living Lots includes a attributes table of land that is considered suitable and unsuitable for rural residential development. These are discussed below:

Negative attributes for Rural Residential development

Attribute	Comment
High conservation value forest	There is no high conservation value forest on the site. This is supported in the provided agricultural report.
Land zoned for other uses i.e. industrial or closed residential.	The site is zoned Rural Resource which has limited potential for residential or industrial uses.
Potential landslip.	The site contains some areas of low and medium landslide hazard.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Attribute	Comment
Within a water catchment protection area.	There are no water catchments on the site.
Within identified buffer areas.	No identifiable buffer areas are located on site. The placement of a Rural Living Zone will help buffer nearby, higher density lots from rural resource uses.
Prime land under the PAL policy.	The land is not classified as prime agricultural land.
Can be seweraged (land with sewerage should be developed at a higher density than rural residential).	The site is not connected to reticulated services, including sewer. Whilst there is potential for any lot to be seweraged, the Rural Living zone allows for onsite wastewater.
Flood risk.	There is no flood risk on site.
Non-freehold land.	The site is a freehold title.
Slope greater than 17 degrees.	The site is generally flat, but there are areas of significant slope.
No road frontage.	The site has multiple road frontages.

Positive attributes for Rural Residential development

Attribute	Comment
within 500m of reticulated water.	The site is within 500m of reticulated water.
Sealed road frontage.	All frontages are sealed.
Gravel road frontage.	No gravel frontages exist.
On current garbage collection route.	The site is within a current garbage collection route.
Not in Scenic Protection Special Area1.	Approximately 6.8ha, is within the Local Scenic Management Area - North Esk Floor Plain Precinct 6.
Not containing TASVEG native forest.	The site contains sparse areas of agricultural, urban and exotic vegetation under TASVEG mapping, which is not native forest.
Continuous with existing Rural Residential zones.	The closest Rural Living Zoning is located at 'Driver's Run', approximately 2.3km east.

As determined above, on the indicators present within the attributes table, the land is generally accepting on the positive attributes and the only negative attribute are some areas of slope. Accordingly, the proposal is consistent with the strategy.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

6.2 Northern Regional Land Use Strategy (NRLUS) 2018

NRLUS aims to support rural living opportunities in appropriate locations (rural residential area) where it does not compromise or fragment productive rural land. For the zone application the established rural residential area must be identified. The strategy states that for rural residential areas are:

- (a) predominantly residential land use ie. lifestyle blocks, hobby farms or low density residential subdivisions;
- (b) fragmentation of the cadastral base and property ownership; and
- (c) topographical constraints resulting in physical impediments to rural resource use or connectivity, including bio-diversity and/or conservation.

Whilst no concurrent subdivision application is proposed alongside the amendment application, under the current Rural Living and Environmental Living Guidelines, nine lots could theoretically be created under the Acceptable Solution. Under the Performance Criteria there is a theoretical yield of 38 lots (1ha).

The policies relevant to the proposal are detailed below, along with their corresponding actions.

Policy	Actions
RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.	RSN-A20 Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.
RSN-P22 Rural and environmental lifestyle opportunities will reflect established Rural Residential Areas.	RSN-A21 Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.
RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	RSN-A22 Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.
RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Policy	Actions
<p>RSN-P25 Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation</p>	<p>RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).</p> <p>RSN-A25 Ensure future locations for rural residential opportunities do not compromise environmental values.</p> <p>RSN-A26 Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant): „</p> <ul style="list-style-type: none"> - Proximity to existing settlements containing social services; - Access to road infrastructure with capacity; - On-site waste water system suitability; "Consideration of the impact on natural values or the potential land use limitations as a result of natural values"; - Minimisation of impacts on agricultural land and land conversion; - Minimisation of impacts on water supply required for agricultural and environmental purposes; - Consideration of natural hazard management; - Existing supply within the region; "Potential for future requirement for the land for urban purposes"; and - The ability to achieve positive environmental outcomes through the rezoning.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Response to Policies and Actions

Not all policies and actions are relevant in the assessment of this application. The primary assessment is reliant on Action RSN-26 which is discussed below:

Policy	Planner Response
<p>(a) impact on the agricultural and environmental values of the land and surrounding areas;</p> <p>(b) proximity to existing settlements containing social services;</p> <p>(c) improving land use efficiency by consolidating gaps in established rural residential land use patterns;</p> <p>(d) access to road infrastructure with capacity;</p> <p>(e) onsite waste water system suitability;</p> <p>(f) consideration of the impact on natural values or the potential land use limitations as a result of natural values;</p> <p>(g) minimising impacts on agricultural land and land conversion;</p> <p>(h) impacts on water resources required for agricultural and environmental purposes;</p> <p>(i) consideration of natural hazard management;</p> <p>(j) existing supply within the region;</p>	<p>Compliant.</p> <p>(a) impact on the agricultural and environmental values is limited.</p> <p>(b) proximity to existing settlements containing social services is Launceston, approximately 3km West. It is also in closer proximity to Ravenswood, a suburb of Launceston.</p> <p>(c) it is a gap between established suburb of Waverley to the South and Ravenswood to the North. The proposed rezoning is considered to reduce this gap.</p> <p>(d) All surrounding roads are maintained by Council. Direct access is via Faulkner Road and Faraday Street, which are sealed and of a high standard to accommodate additional vehicle movements.</p> <p>(e) No onsite wastewater is proposed at this point, as no subdivision application has been lodged. The proposal is only for the amendment. A future subdivision application would be referred to the relevant referral agencies to understand the potential for onsite waste water.</p> <p>(f) The site contains sparse areas of agricultural, urban and exotic vegetation. It is also noted that the site adjoins creek that contains priority habitat.</p> <p>(g) The accompanying Agricultural Report has concluded that the site contains predominately Class 5 and 6 land, which is generally unsuitable for horticultural or significant agricultural activities. No adjoining site contains prime agricultural land. Therefore, the site would not result in the fettering of any potential agricultural use on adjacent sites.</p>

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Policy	Planner Response
<p>(k) potential for future requirement for the land for urban purposes; and</p> <p>(l) the ability to achieve positive environmental outcomes through the rezoning.</p>	<p>(h) no land is proposed for the conservation in proximity to the subject site; and no primary agricultural land is adjoining.</p> <p>(i) the subject site is not exposed to any natural hazards except bushfire risk which is addressed by Bushfire Hazard Management Plan.</p> <p>(j) existing rural living land supply in the Launceston municipality in proximity to the Urban Growth boundary is limited due to infrastructure and environmental hazard constraints. The proposed rezoning will address existing undersupply. It is also noted that the Ravenswood area, and wider residential areas (eg. Waverly, Mayfield and St Leonards) would not be considered to be densely populated, and there are significant areas that could provide for additional Rural Living 'lifestyle' options and provide a more consolidated residential area.</p> <p>(k) the subject site is located in a close proximity to services, infrastructure and employment districts. This area is in a high demand.</p> <p>(l) the outcome will be achieved through the consolidation of gaps, provision of services, and development of the land that has no real potential for efficient or practical agricultural or rural resource use on a commercial basis.</p>

6.2.1 Future Investigation Areas

The strategy identifies land identified for strategic evaluation to assess potential for development beyond 2032 which will consolidate the urban area of Greater Launceston, and maintain a compact city that promotes community connections and maximizes the use of existing transport networks and infrastructure.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

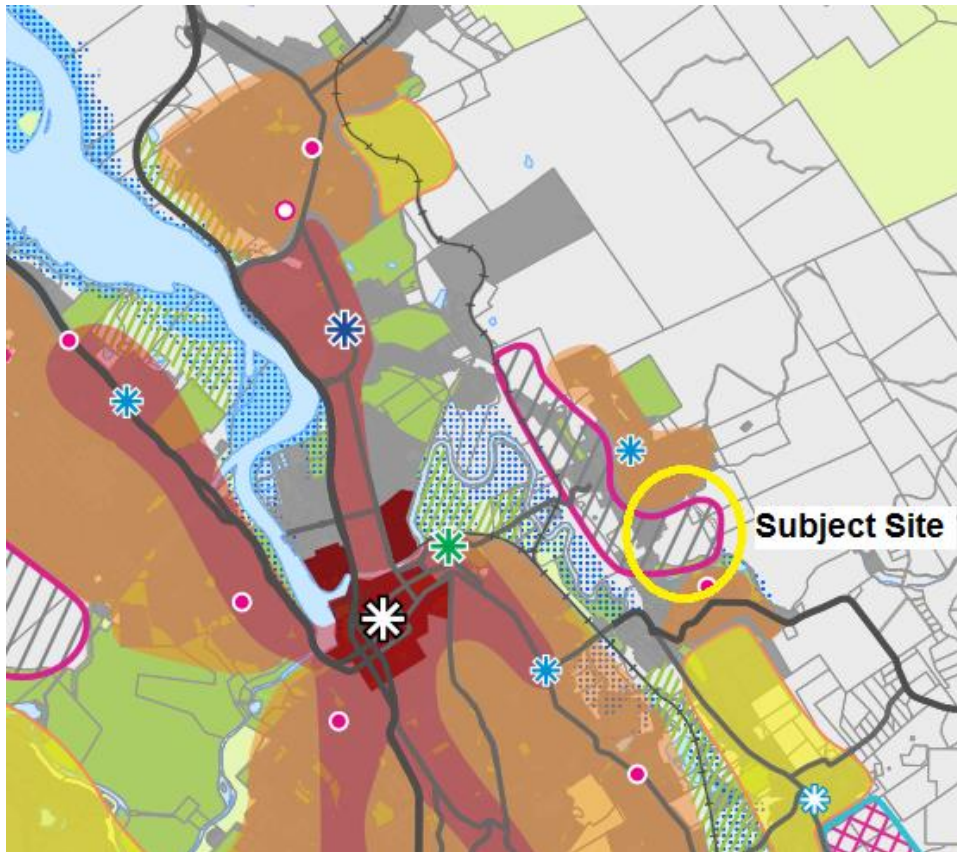


Figure 7 - Subject Site (in Yellow) - Strategic Reserve Investigation Area

The strategy continues that as a guide, any investigation should include an assessment on the following matters:

Policy	Planning Response
The identification of existing land use.	As previously discussed within the report the land is currently zoned rural with the surrounding land a mixture of residential, rural, and natural values.
An analysis of residential supply and demand.	An assessment against the Launceston Residential Strategy has determined there is a shortfall of rural living lots within the municipality.
An analysis of the potential loss to the agricultural estate including prime agricultural land;	The submitted agricultural report finds that the rezoning of the land would not result in a loss of land to the agricultural productivity of the Launceston area.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Policy	Planning Response
The impact on agricultural productivity and infrastructure, and other resources.	An assessment against the PAL policy has been undertaken. It was concluded that the rezoning is consistent with the policy and would be able to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.
The extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure).	The land is not within an irrigation district.
The potential for land use conflict with nearby resource, agricultural and forestry activities if residential development were to occur.	As previously discussed within this report, land use conflict will be minimal.
The potential impact on the efficiency of the State road and rail networks.	The change of zoning will have minimal impact on any road or rail networks.
The potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources).	There are no extractive industries on site.
An assessment of natural, cultural and landscape values.	There are no significant natural, cultural, or landscape values over the subject site. Notwithstanding, future development will need to address any potential conflicts.
An assessment of hazards, including exposure to landslide and coastal hazards.	Hazards have been identified over the site, noting that the hazards are manageable. Further investigation will be required when a development application is lodged in the future.
The potential for conflict with State policies.	An assessment has been made against all relevant state policies where it has been identified there is no conflict.

Sustainability criteria for the proposed subdivision have been met. Therefore, the proposed rezoning of the subject site are consistent with objectives of NRLUS.

Section 8A Guideline No 1 Local Provisions Schedule LPS zone and code application version

This guideline states that the Rural Living Zone should not be applied to land that is not currently supported within an interim planning scheme Rural Living Zone, unless:

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

(a) consistent with the relevant regional land use strategy...

The consistency with NRLUS has been demonstrated. Therefore, the Rural Living Zone could be applicable to the subject site. It should be noted, however, that this guideline only applies to the new Tasmanian Planning Scheme and associated State Planning Policies.

7.0 Launceston Interim Planning Scheme 2015

The primary intent of the amendment is to rezone the site to facilitate future development of the land to improve the capacity and options for residential use within the region, by providing rural 'lifestyle' lots to entice prospective local and interstate buyers with an option for sustainable rural living lifestyles and provide an appropriate transition between current General Residential lots and Rural Resource land.

7.1 Rural Living Zone (Proposed zoning)

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1

To provide for residential use or development on large lots in a rural setting where services are limited.

The proposed zoning change would allow for residential development to occur on larger lots. The site is considered to be within a rural setting, with limited services.

13.1.1.2

To provide for compatible use and development that does not adversely impact on residential amenity.

Whilst rural living does allow for other uses other than residential, it is a primarily residential use, which is compatible with surrounding land uses. Due to the zone allowing for larger residential lots, it is considered it would be unlikely to affect the residential amenity of general residential zoned land to the north.

13.1.1.3

To provide for use and development that is compatible with local natural values.

The site is currently zoned Rural Resource and General Residential and has limited local natural values. It is noted however that priority habitat is present along the adjoining title which has Distillery Creek running through it. It is considered that larger lots on the subject site are compatible with these local natural values.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

13.3 Use Standards

The use standards relate to most other uses that are not primarily residential. As the proposed rezoning is to allow residential use on the site, the existing use standards do not apply.

13.4 Development Standards

The following development standards apply for the physical development of buildings. These would be assessed at an application stage should development be proposed.

13.4.1 Site Coverage

13.4.2 Building height, setback and siting

13.4.3 Outbuildings and other structures

The following standards apply for subdivision:

13.4.4 Lot size and dimensions

It has been stated in the submitted report that the applicant seeks to develop 1ha lots. Acceptable Solutions under 13.4.4 require 4ha lots as a minimum. The Performance Criteria, however, does allow for a minimum size of 1ha, and having regard to certain criteria to ensure sufficient useable area is suitable for residential use. As such any application for a subdivision would be reliant on the Performance Criteria.

13.4.5 Frontage and access

The provisions within the clause relate to adequate and safe access. These would be dealt with through a development application.

13.4.6 Discharge of stormwater

The provisions in this clause require all new lots are connected into the reticulated system under the acceptable solution. There is opportunity to rely on the performance criteria to achieve onsite retention.

13.4.7 Water and Sewerage Services

The provisions in this clause require all new lots are connected into the reticulated system under the acceptable solution. There is opportunity to rely on the performance criteria to achieve onsite retention.

13.4.8 Local natural values

Any future subdivision providing for local roads would need to rely on the performance criteria in any future application.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

7.2 Codes**E1.0 Bushfire prone areas code**

As the site is located within bushfire prone vegetation, a report by an accredited practitioner would be required to comply with the code.

E2.0 Potentially contaminated land code

As the land is not potentially contaminated the code is not applicable.

E3.0 Landslide Code

As no landslide exists over the subject site the code is not applicable.

E4.0 Road and railway assets code

There are currently four separate access points to the site, with only one currently being used for primary access to the existing dwelling onsite. It is likely that any subdivision of the property would significantly add to the number and frequency of traffic utilising these access points.

E5.0 Flood prone areas code

As no flooding exists on site this code is not applicable.

E6.0 Parking and sustainable transport code

The code applies to all development, including subdivision. However, the code will become more applicable when each lot is developed individually under future applications.

E7.0 Scenic management code

As a portion of the site contains scenic value the code is applicable. The code has specific subdivision standards and includes vegetation clearing. Subdivision standards in the zone relate to scenic quality, size and shape of lots, requirements for subdivision, and physical characteristics of the site.

E8.0 Biodiversity Code

The code applies to development within the Rural Living Zone with land that contains priority habitat. A natural values assessment will be required.

E9.0 Water Quality Code

This code applies to development within 30m of wetland or watercourse, or where development will result in discharge or stormwater or wastewater to land within 30m of watercourse or wetland. The nearest watercourse is Distillery Creek, which is approximately 65m from the boundary of the site at the shortest point. Therefore, the provisions of the code would not apply to the proposed subdivision. Care will need to be taken when designing on-site wastewater systems if and where they are implemented, and where overflow stormwater will be directed.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

E10 Open Space Code

The code does not apply to Rural Living Zones.

E11 Environmental Impacts and Attenuation Code

The site is not within any buffer area of uses that would trigger the code.

E12 Airports Impact Management Code

The site is not within the obstacle limitation surfaces.

E13 Local Historic Cultural Code

The site is not on the local heritage register and as such is not applicable.

E14 Coastal Code

The code only applies to coastal environments and as such is not applicable.

E15 Telecommunications Code

The code only applies to telecommunications facilities and as such is not applicable.

E16 Invermay/Inveresk Flood Inundation Area Code

The site is not within a flood area and as such is not applicable.

E17 Cataract Gorge Management Area Code

The site is not within the Cataract Gorge Management Area and as such is not applicable.

E18 Signs Code

The signs code would only be relevant to any future applications.

E19 Development Plan Code

The site is not located within the development plan code overlay.

7. Referral Agencies

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The application was referred to TasWater for comment on 18 September 2018. Under section 56S(2) the relevant regulated entity may provide comment during the public notification period if an amendment is initiated by the Council.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

14. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	N/A
Environmental Health	N/A
Parks and Recreation	Parks have provided preliminary advice regarding the proposed zoning change. The advice relates to potential hazards on site.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Referred
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

15. Conclusion

The application for the amendment seeks to change the zoning from General Residential and Rural Resource to Rural Living. The amendment is supported based on the following:

- (1) Land use conflicts will be minimal; and
- (2) The proposed amendment and planning application have been assessed as being supportive of the objectives of the Act, NRLUS, relevant policies, and the Scheme.

ECONOMIC IMPACT:

No significant economic impacts have been identified.

ENVIRONMENTAL IMPACT:

No significant economic impacts have been identified.

SOCIAL IMPACT:

No significant social impacts have been identified.

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015
Land Use Planning and Approvals Act 1993
City of Launceston Strategic Plan 2014-2024
Northern Regional Land Use Strategy

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (distributed electronically)
 2. Planning Scheme Amendment Report, prepared by Irene Inc, dated 17 May 2018 (distributed electronically)
 3. Agricultural Report, prepared by AK Consultants, and dated 15 May 2017 (distributed electronically)
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9 ANNOUNCEMENTS BY THE MAYOR**9.1 Mayor's Announcements****FILE NO:** SF2375

Monday 8 October 2018

- Attended the Women's Legal Service Tasmania office official opening

Tuesday 9 October 2018

- Attended the Historic Snippets from Tasmania's Past book launch at City Park Radio
- Officiated at the launch of the Young Advisory Groups podcast "Shout: Stories Untold" at Albert Hall

Wednesday 10 October 2018

- Officiated at the Active Launceston 10 year Anniversary at QVMAG, Inveresk
- Attended the Project Esther's Annual Gala Dinner at the Tailrace Centre

Thursday 11 October 2018

- Attended the Royal Launceston Show as Vice Patron
- Officiated at the Hupmobile Car Show at the Royal Launceston Show
- Attended the celebration of 25 Years of the Earl Arts Centre

Saturday 13 October 2018

- Attended the Tamar Sustainable Living Expo at Albert Hall

Tuesday 16 October 2018

- Attended the Official Launch of Women's Art Prize Tasmania at the School of Creative Arts

Wednesday 17 October 2018

- Attended the Pink Breakfast at the Launceston General Hospital Cafe
 - Attended the Public Citizenship Ceremony at the Albert Hall
 - Officiated at the Poverty Week Expo at Civic Square
-

9.1 Mayor's Announcements ...(Cont'd)

Thursday 18 October 2018

- Officiated at the Senior's Week Senior's Morning Tea and Information Centre at Civic Square
- Officiated at the Order of Australia Association Reception at the Town Hall
- Attended the 2018 Department of Education Together We Inspire Awards at the Country Club Tasmania

Friday 19 October 2018

- Attended the Metro Tasmania Bus 812 Launch at the Tiger Bus Park and Ride Facility outside the QVMAG Entrance
- Attended the Rocherlea Football Club Annual Dinner and Presentation evening at the Rocherlea Football Club Rooms
- Attended the ABCDE Learning site public art launch at Ravenswood

Saturday 20 October 2018

- Officiated at the BMX National Series Round 7 at the Launceston BMX Club
 - Attended the Official Dinner to Mark the 50th Anniversary of Lifelink Samaritans at the Albert Hall
-

10 ALDERMEN'S REPORTS

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

11 QUESTIONS BY ALDERMEN**11.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

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

11.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

12 COMMITTEE REPORTS**12.1 Audit Panel Meeting - 27 September 2018****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To receive a report from the Audit Panel following the Meeting on 27 September 2018.

RECOMMENDATION:

That Council receives the report from the Audit Panel Meeting held on 10 May 2018.

REPORT:

The following is a precis of the substantive Agenda Items dealt with at the Meeting:

6.1 Internal Audit

Details The Internal Auditors (Crowe Horwath) attended and discussed progress on reviews completed.

Action The Panel noted the report.

7.1 External Audit

Details The External Auditors advised that there are no material changes required to the draft Financial Statements for the year ended 30 June 2018.

Action The Panel noted the report.

8.1 Outstanding Internal and External Audit Tasks

Details A number of issues were closed by the Audit Panel as being resolved.

Action The remaining issues will be resolved and brought to a future Audit Panel meeting for approval.

9.1 Budget Amendments and Funding Overview

Details The Panel received the report and noted the changes to the 2018/2019 budget.

Action The budget amendments to be recommended to the Council.

12.1 Audit Panel Meeting - 27 September 2018 ...(Cont'd)

9.2 Budget Reallocations

Details The Panel received the report on transfers within the budget that do not require a change to the total budget.

Action The Panel noted the reallocations.

9.3 Capital Report

Details The Capital Report to 31 August 2018 was discussed.

Action The Panel noted the report.

10.1 Investment Returns and Balances

Details The progress of investment returns and balances was discussed.

Action The Panel noted the report.

11.1 Investment Policy Review

Details Draft changes to the Investment Policy were discussed.

Action The Panel discussed and endorsed the draft changes to the Investment Policy.

11.2-11.3 Strategic Asset Management Plan and Long Term Financial Plan

Details The Corporate Planning Project Group provided an update on the Long Term Financial Plan and Strategic Asset Management Plan.

Action The Panel noted the report.

13.2 Local Government Audit Panel Guidelines

Details Changes to the Local Government Audit Panel Guidelines were discussed.

Action The Panel discussed the changes and determined that no changes to the Audit Panel Charter are necessary at this stage.

13.3 General Manager's Risk Certification

Details The General Manager's Risk Certification dated 18 September 2018 was discussed.

Action The Panel noted the report.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.1 Audit Panel Meeting - 27 September 2018 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders
Key Direction -
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

12.2 Tender Review Committee Meeting - 1 October 2018**FILE NO:** SF0100/CD023/2018/CD018/2018**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To receive a report from the Tender Review Committee (a delegated Authority Committee).

RECOMMENDATION:

That Council:

1. accepts the tender submitted by Jonathan Hearn Landscaping Design and Construction Pty Ltd, Contract No CD023/2018 for a cost to Council of \$260,209.82 (exclusive of GST).
 2. accepts the tender submitted by BridgePro Engineering Pty Ltd, Contract No CD018/2018 for a cost to Council of \$183,700.00 (exclusive of GST).
-

REPORT:

The Tender Review Committee Meeting, held on Monday, 1 October 2018, determined the following:

1. CD023/2018 - Cataract Gorge Playground Landscaping and Playground Works

That the tender submitted by Jonathan Hearn Landscaping Design and Construction Pty Ltd, Contract No CD023/2018 be accepted for a cost to Council of \$260,209.82 (exclusive of GST).

2. CD018/2018 - Venn Road Bridge 667

That the tender submitted by BridgePro Engineering Pty Ltd, Contract No CD018/2018 be accepted for a cost to Council of \$183,700.00 (exclusive of GST).

ECONOMIC IMPACT:

Not considered relevant to this report.

12.2 Tender Review Committee Meeting - 1 October 2018 ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals: To ensure decisions are made in a transparent and accountable way
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 15 October 2018 were:

- Pipers River Catchment
 - TasPolice Update
 - Proposed Location of Turf Practice Wickets
 - Event Procurement at UTAS Stadium
 - Kerbside Collection Contract
 - Heritage Interpretation Report
 - Storytelling Feasibility Study
-

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Alderman D C Gibson - Establishment of a Public Art Committee

FILE NO: SF5547

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider the establishment of a Public Art Committee.

RECOMMENDATION:

That:

1. Council agrees in principle to the establishment of a Public Arts Committee to provide strategic oversight of the development, implementation and maintenance of all Council public art projects and commissions; and
 2. following the completion of the City of Launceston Cultural Strategy, the roles and responsibilities of the committee be further defined to enable the Council to deliver on the Cultural Strategy and that the General Manager be requested to prepare a report using internal resources for Council consideration by mid-2019, addressing the following matters:
 - a. A review of current strategies and policies relating to public art;
 - b. Consideration and recommendations as to the strategic, policy and operational matters that should form the basis of an integrated and contemporary approach to creative art and cultural development (including public art) within the City of Launceston; and
 - c. Preparations of a draft Terms of Reference for the new committee, including consideration of the committee membership, scope, philanthropic and grant opportunities, etc.
-

REPORT:

The City of Launceston has a long and proud history of facilitating unique cultural and artistic programs, activities, events, commissions and acquisitions. Public art, in all its forms, constitutes an important element of this overall commitment to the cultural and artistic diversity of our community places and spaces. But there is more that can be done.

14.1 Notice of Motion - Alderman D C Gibson - Establishment of a Public Art Committee ...(Cont'd)

Given the level of development and investment Council is currently undertaking in revitalising many of our important civic and community spaces, along with the development and authentic implementation of our *Cultural Strategy*, as part of our City Deal commitments, it is timely that Council reconsiders its current strategies and policies with respect to public art. It is critical to ensure that our approach in this area is strategically aligned with other Council initiatives and that our policy processes are well integrated, in order to deliver contemporary and engaging content for our community.

To this end, I propose that Council considers establishing a Public Art Committee, charged with providing strategic oversight of the development and implementation of all Council public art projects and commissions. To support this consideration, I request that the appropriate Council Officer/s be charged with preparing a report for the consideration of Council, in accordance with this Notice of Motion.

The report should also consider additional means of financing public art installations, for example, grants, bequests, donations, etc.

I believe that Public Art is an imperative "must do" in order for our City to remain relevant, connected and thriving. As we continue to invest so significantly in the premise of developing a liveable city, I seek support to ensure we can strategically and consistently implement public art; not only in words but into plans and practices.

OFFICER COMMENT:

Michael Stretton (General Manager)

It is considered that the Notice of Motion has significant merit.

Last year the Council completed a City of Launceston's Cultural Framework to provide strategic support for the development of the City of Launceston's future Cultural Strategy.

The Council is currently implementing the recommendations of the Cultural Review with other cultural providers and assets to develop coherent integrated strategies to leverage assets more effectively from an economic and social perspective. The Cultural Strategy is due for completion in early 2019.

The Cultural Strategy represents one of the most significant undertakings this Council is currently progressing, which will seek to deliver the following goals:

14.1 Notice of Motion - Alderman D C Gibson - Establishment of a Public Art Committee ...(Cont'd)

Region

- To develop Launceston and the Tamar region as a major cultural hub
- To provide opportunities across the community for cultural expression and development, and enhance Launceston's values as an attractive place to live
- To combine, more effectively, the arts providers and practitioners with the cultural facilities of the region
- To provide a valuable arts resource for the community
- To provide an important tourism attractor and other flow on benefits
- To create a distinctive regional arts profile and enhance Launceston's capacity to become a destination and gateway to the rest of Tasmania
- To stimulate a climate of activity, creativity and good ideas

Queen Victoria Museum and Art Gallery (QVMAG)

- **To position QVMAG as a centerpiece of the cultural strategy**
- To improve the awareness and visibility of QVMAG as a major cultural tourism destination
- To support a contemporary offering, real and digital
- To support partnership and collaboration
- To increase attendance to QVMAG
- To ensure that QVMAG makes positive economic, social and environmental contribution to the region

Once completed, the Strategy will provide direction for the Council's approach to delivering on these goals and this will include our approaches to governance and strategic oversight of our public art provision and maintenance.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

14.1 Notice of Motion - Alderman D C Gibson - Establishment of a Public Art Committee ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To seek and champion collaboration to address major issues for Northern Tasmania
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

ATTACHMENTS:

1. Notice of Motion - Alderman D C Gibson - Establishment of a Public Art Committee
-

**Attachment 1 - Notice of Motion - Alderman D C Gibson -
Establishment of a Public Art Committee**

CITY OF LAUNCESTON

MEMO TO GENERAL MANAGER

FILE NO: SF5547 / SF0200 / SF3118

DG

DATE: 4 October 2018

TO: Leanne Hurst

Acting General Manager

FROM: Danny Gibson

Alderman

SUBJECT: Notice of Motion - Establishment of a Public Art Committee

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015*, please accept this Notice of Motion for placement on the *Agenda* of the Meeting of Council to be held on Monday, 22 October 2018.

Motion

That:

1. Council agrees in principle to the establishment of a Public Arts Committee to provide strategic oversight of the development, implementation and maintenance of all Council public art projects and commissions; and
2. following the completion of the City of Launceston Cultural Strategy, the roles and responsibilities of the committee be further defined to enable the Council to deliver on the Cultural Strategy and that the General Manager be requested to prepare a report using internal resources for Council consideration by mid-2019, addressing the following matters:
 - a. A review of current strategies and policies relating to public art;
 - b. Consideration and recommendations as to the strategic, policy and operational matters that should form the basis of an integrated and contemporary approach to creative art and cultural development (including public art) within the City of Launceston and
 - c. Preparations of a draft Terms of Reference for the new committee, including consideration of the committee membership, scope, philanthropic and grant opportunities, etc.

Background

The City of Launceston has a long and proud history of facilitating unique cultural and artistic programs, activities, events, commissions and acquisitions. Public art, in all its forms, constitutes an important element of this overall commitment to the cultural and artistic diversity of our community places and spaces. But there is more that can and should be done.

Given the level of development and investment Council is currently undertaking in revitalising many of our important civic and community spaces, along with the development and authentic implementation of our *Cultural Strategy*, as part of our City Deal commitments, it is timely that Council reconsiders its current strategies and policies with respect to public art. It is critical to ensure that our approach in this area is strategically aligned with other Council initiatives and that our policy and processes

CITY OF LAUNCESTON

MEMO TO GENERAL MANAGER

are well integrated, in order to deliver contemporary and engaging content for our community.

To this end, I propose that Council considers establishing a Public Art Committee, charged with providing strategic oversight of the development and implementation of all Council public art projects and commissions. To support this consideration, I request that the appropriate Council Officer/s be charged with preparing a report for the consideration of Council, in accordance with this Notice of Motion.

The report should also consider additional means of financing public art installations, for example, grants, bequests, donations, etc.

I believe that Public Art is an imperative "must do" in order for our City to remain relevant, connected and thriving. As we continue to invest so significantly in the premise of developing a liveable city, I seek support to ensure we can strategically and consistently implement public art; not only in words but into plans and practices.

Attachments

Nil



Alderman Danny Gibson

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 Community Grants (Individuals/Teams/Groups) Policy Review****FILE NO:** SF0488**AUTHOR:** John Davis (Team Leader Community Development)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider proposed changes to the Community Grants (Individuals/Teams/Groups) Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council - 27 February 2017 - Agenda Item 15.4 - Community Grants (Individuals/Teams/Groups) Policy

Workshop - 20 August 2018 - Community Grants Guidelines and Policy review

RECOMMENDATION:

That Council approves the Community Grants (Individuals and Teams/Groups) Policy (ECM Reference: 05-PI-017).

Community Grants (Individuals and Teams/Groups) Policy

PURPOSE

The purpose of the Individuals and Teams/Groups Grant Program is to provide assistance to individuals and teams/groups for sporting, academic or cultural endeavours.

SCOPE

This policy applies to applications for funding for individuals and teams/groups.

Funding Overview

Funding assistance is available for individuals and teams/groups who are 18 years and under, who reside within the City of Launceston municipality and who have been selected to represent Australia, Tasmania or Northern Tasmania.

15.1 Community Grants (Individuals/Teams/Groups) Policy Review ...(Cont'd)

Amounts to be allocated:

Individuals

If activity is overseas	\$300 per individual
If activity is interstate/intrastate	\$100 per individual

Teams/Groups

If activity is overseas	\$150 per individual (max \$900 per team/group)
If activity is interstate/intrastate	\$75 per individual (max \$450 per team/group)

Applications

Applications from individuals or teams/groups must be received at least two weeks prior to the event commencing. Applications will be assessed in the order in which they are received. Allocation of funds is subject to the available budget, with no more than half of the annual budget to be allocated between July and December and the remainder to be allocated between January and June in any financial year.

A representative from a team/group (e.g. group leader, coach or parent) is to complete the application form on behalf of the team/group. It is the responsibility of that representative to distribute the funds to the team/group in an appropriate manner. The City of Launceston takes no responsibility for this

Funding Assessment

Applications will be reviewed by the City of Launceston Grants and Sponsorship Officer to ensure all relevant information has been provided and to check the applicant's eligibility. The Director Development Services will make the funding decisions.

The Council will be informed of these decisions twice annually when the Community Grants for Organisations applications are presented for approval.

Funding Limitations

A member of a team/group is ineligible to apply for an individual grant and must apply for a team/group grant. A team/group consists of two or more people participating in the same event with a common link, e.g. organisation.

Individuals or teams/groups that apply for funding after the event has commenced or completed will be ineligible.

Individuals or teams/groups can only receive one grant from the City of Launceston each financial year with any one individual to receive a maximum of three grants only.

15.1 Community Grants (Individuals/Teams/Groups) Policy Review ...(Cont'd)

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

05-PI-018 Community Grants (Organisations) Policy

05-Rfx-024 Community Grants (Individuals/Teams/Groups) Guidelines

05-Rfx-025 Community Grants (Organisations) Guidelines

RELATED LEGISLATION

N/A

REFERENCES

N/A

DEFINITIONS

N/A

REVIEW

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

REPORT:

The proposed changes to the Community Grants (Individuals/Teams/Groups) Policy are designed to streamline the application process and review the quantum for the grants which have not changed for a number of years.

Rolling funding approved administratively

The funding for the grants is currently tied to the Community Grants for organisations rounds and the requests are submitted to Council for approval.

This process has excluded some eligible applicants due to timing of the rounds and has delayed the release of the funds until after the events in a number of instances.

It is recommended that there be rolling funding which is approved administratively with Council being informed when the Community Grants for organisations are presented bi-annually for approval. Applications will be assessed in the order that they are received, with a limit of one half of the budget allocation to be distributed in the first half of the financial year and the remainder in the second half.

15.1 Community Grants (Individuals/Teams/Groups) Policy Review ...(Cont'd)

Funding allocations

It is recommended that the allocation for funding be increased to take into consideration the increase in travel and accommodation costs over the past few years. The recommended funding is as follows:

Individuals

If activity is overseas	\$300 per individual (<i>up from \$200</i>)
If activity is interstate/intrastate	\$100 per individual

Teams/Groups

If activity is overseas	\$150 per individual (<i>up from \$100</i>) (max \$900 per team/group) (<i>up from \$600</i>)
If activity is interstate/intrastate	\$75 per individual (<i>up from \$50</i>) (max \$450 per team/group) (<i>up from \$300</i>)

Commencement Date for this Policy

It is recommended that this policy commence on 1 February 2019 in line with the commencement of the revised Community Grants (Organisations) Policy.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 4 - A diverse and welcoming City of Launceston

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

15.1 Community Grants (Individuals/Teams/Groups) Policy Review ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. 05-PI-017 Community Grants (Individuals/Teams/Groups) Policy
-

Attachment 1 - 05-PI-017 Community Grants (Individuals/Teams/Groups) Policy

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Community Grants (Individuals/Teams/Groups) Policy

PURPOSE

The purpose of the Individual/Team/Group Grant Program is to provide assistance to individuals/teams/groups for sporting, academic or cultural endeavours.

SCOPE

Does not apply to funding assistance for any other purpose.

POLICY

Funding Overview

Individual/team/group grants will be provided to individuals/teams/groups who are 18 years or under, living in the Launceston Municipal area, who have been selected to represent Australia, Tasmania or Northern Tasmania.

Amounts to be allocated:

Individuals

If activity is overseas	\$200 per individual
If activity is interstate/intrastate	\$100 per individual

Teams/Groups

If activity is overseas	\$100 per individual (max \$600 per team/group)
If activity is interstate/intrastate	\$50 per individual (max \$300 per team/group)

Funding Rounds

The timeframe for community grant applications to be considered is as follows:

Round	Applications Open	Applications Close	Applications Assessed	Council Decision
Round 1	1 April	31 May	June	July
Round 2	1 July	31 August	September	October
Round 3	1 February	31 March	April	May

Applications from individuals/teams/groups must be received a minimum of two weeks prior to the event. Individuals/teams/groups that apply for funding after this will be ineligible. Allocations of funds will take place three times per year (as above) and as a result, funding may be received after the event. As a result, funding may be received after the event.

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Approved by: Council
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A representative from the team/group (e.g. group leader, coach) is to complete the application form on behalf of the team/group. It is the responsibility of that representative to distribute the funds to the team/group in an appropriate manner. The City of Launceston takes no responsibility for this

Funding Assessment

Applications will be reviewed by the City of Launceston Grants and Sponsorship Officer to ensure all relevant information has been provided and to check the applicant's eligibility.

During the City of Launceston Community Grants Assessment Panel meeting an overview of applicants eligible for funding will be presented. Eligible applicants will be included in a report to Council in conjunction with Community Grants for Organisations.

Funding decisions will be made by the Council, following recommendations from the assessment panel. Funding endorsement will be subject to the budget available.

Funding Limitations

A member of a team/group are ineligible to apply for an individual grant and must apply for a team/group grant. A team/group consists of two or more people participating in the same event with a common link, e.g. organisation

Individuals/teams/groups can only receive one grant from Council each financial year with any one individual to receive a maximum of three grants only.

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

[05-PI-018 Community Grants \(Organisations\) Policy](#)

[05-Rfx-024 Community Grants \(Individuals/Teams/Groups\) Guidelines](#)

[05-Rfx-025 Community Grants \(Organisations\) Guidelines](#)

RELATED LEGISLATION

N/A

REFERENCES

N/A

DEFINITIONS

N/A

REVIEW

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

15.2 Community Grants (Organisations) Policy Review**FILE NO:** SF0488**AUTHOR:** John Davis (Team Leader Community Development)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider proposed changes to the Community Grants (Organisations) Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council - 27 February 2017 - Agenda Item 15.4 - Community Grants (Organisations) Policy

Workshop - 20 August 2018 - Community Grants Guidelines and Policy Review

RECOMMENDATION:

That Council approves the following Community Grants (Organisations) Policy (ECM Reference: 05-PI-018).

Community Grants (Organisations) Policy***PURPOSE***

To support community projects held in the City of Launceston municipality that result in community, social, cultural and environmental benefits for our community.

SCOPE

This policy applies to applications for funding for community projects held within the City of Launceston municipality.

POLICY

Funding Overview

Applications for funding assistance for community projects will be assessed under this policy against the relevant criteria.

The limit of any one grant under this policy will be up to \$5,000 (plus GST if applicable).

15.2 Community Grants (Organisations) Policy Review ...(Cont'd)

Funding Rounds

The timeframe for community grant applications to be considered is as follows:

Round	Applications Open	Applications Close	Applications Assessed	Council Decision
Round 1	1 July	31 August	September	October
Round 2	1 February	31 March	April	May

There will be two funding rounds per year. Normally, no more than one-half of the budget will be recommended for approval in each funding round. Any funds left from round one will be allocated to round two for that financial year.

Available grants in any given year will be subject to budget allocation by Council for that financial year.

Eligibility

Funding is available for community and/or not for profit organisations that are recognised legal entities, such as an incorporated organisation. Community and/or not for profit groups that are unincorporated organisations may also be eligible, if they are auspiced by an incorporated organisation or other legal entity.

Applicants are required to co-contribute at least 20% towards the project in addition to the funding requested. The co-contribution can be either in-kind or financial.

Projects that have been funded within the current financial year are not eligible for further funding in the same financial year.

Funding Assessment

Assessment of all eligible applications will be made by the City of Launceston Community Grants Assessment Panel and this panel will operate under a Council endorsed Terms of Reference.

Funding decisions will be made by the Council, following recommendations from the Community Grants Assessment Panel. Funding endorsement will be subject to the budget available.

Funding Agreement

Successful applicants will be required to sign a funding agreement which will outline the conditions and reporting requirements.

If project details change or the project is cancelled, the City of Launceston must be advised promptly in writing as soon as possible. The City of Launceston reserves the right to reconsider any funding decision if variations to a project are made after an application is submitted.

15.2 Community Grants (Organisations) Policy Review ...(Cont'd)

If funding agreement obligations are not met the City of Launceston will decline future funding requests.

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

05-PI-001 Mayoral Community Assistance Policy

05-PI-006 Community Member Recognition and Civic Functions Policy

05-PI-012 Events Sponsorship Policy

05-PI-017 Community Grants (Individuals/Teams/Groups) Policy

05-Rfx-024 Community Grants (Individuals/Teams/Groups) Guidelines

05-Rfx-025 Community Grants (Organisations) Guidelines

RELATED LEGISLATION

N/A

REFERENCES

N/A

DEFINITIONS

N/A

REVIEW

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

REPORT:

There has not been a significant review of the Community Grants (Organisations) Policy for a number of years. The recommended changes to the Policy are the result of feedback from applicants, staff, members of the Community Grant Assessment Panel and community expectations of how best to achieve the desired outcomes of the program.

Proposed changes to the Policy were presented to Alderman at a Workshop on 20 August 2018 and to the Community Grants Assessment Panel on 21 September 2018. The revised Policy reflects the conversations at both of these Meetings. The current Policy is attached (Attachment 1). The main changes to the Policy are discussed below.

15.2 Community Grants (Organisations) Policy Review ...(Cont'd)

Number of funding rounds*Current*

There are currently three funding rounds per financial year.

Proposed

Two funding rounds per financial year.

Rationale

Each funding round has a significant administrative cost and with the rounds being close together some rounds are under-subscribed.

Applicants' eligibility criteria*Currently eligible:*

Incorporated associations and cooperatives, proprietary or public companies, not-for-profit organisations and unincorporated groups or organisations that enter into an auspicing agreement with an incorporated organisation.

Proposed:

Funding is available for community and/or not for profit organisations that are recognised legal entities, such as an incorporated organisation. Community and/or not for profit groups that are unincorporated organisations may also be eligible, if they are auspiced by an incorporated organisation or other legal entity.

Rationale:

The community, social and cultural benefits of projects proposed by businesses and sole traders are very difficult to assess, especially in relation to determining if the project is being conducted primarily for financial gain or business support, rather than community need (ie. is the aim of the project to secure funding/payment for a service provided by the applicant?).

Part funding from the applicant*Current status*

There is currently no requirement for co-contribution towards the project being applied for.

Proposed

That a 20% co-contribution financial and/or in-kind towards, the project be a requirement.

15.2 Community Grants (Organisations) Policy Review ...(Cont'd)

Rationale

Co-contribution from the applicant demonstrates a commitment to the project. Some Community Grant Programs only fund up to half of the cost of the project, this ensures that the applicant does not necessarily apply for the maximum allowable funding amount. Conversations with Aldermen and the Community Grant Assessment Panel suggest that a lower co-contribution, eg. 20%, will demonstrate commitment from the applicant.

Previously funded programs*Current situation*

Grants are for one-off projects. Projects that have been previously funded by the Community Grants Program are not eligible for further funding.

Proposed

Projects that have been funded within the current financial year are not eligible for further funding in the same financial year.

Rationale

There are valuable projects with no other primary source of funding that are deserving of ongoing support. With eligibility requirements being restricted to community and/or not for profit organisations we would not be running the risk of favouring particular businesses, also the requirement for co-contribution ensures that the applicant will continue to value-add the council funding.

Commencement of this policy

It is recommended that this policy commences on 1 February 2019 (in line with the final funding round for 2018/2019).

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

The changes to the Policy will strengthen the community outcomes of the community grants process.

15.2 Community Grants (Organisations) Policy Review ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 4 - A diverse and welcoming City of Launceston

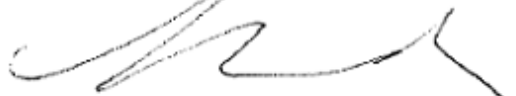
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. 05-PI-018 Community Grants (Organisations) Policy
-

Attachment 1 - 05-PI-018 Community Grants (Organisations) Policy

05-PI-018 | Version 01/04/2017
 Approved by: Council
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Community Grants (Organisations) Policy**PURPOSE**

To support community projects held in the Launceston municipality which result in community, social, cultural and environmental benefits for the Launceston community.

SCOPE

Applies to applications for funding assistance for local community projects held within the Launceston municipality.

POLICY**Funding Overview**

All applications for funding assistance for local community projects will be assessed under this Policy against the relevant criteria.

The limit of any one grant under this Policy will be up to \$5,000 (plus GST if applicable).

Funding under the Organisations Grants Program is for one off projects/activities. There will be no annual recurring funding.

Funding Rounds

The timeframe for community grant applications to be considered is as follows:

Round	Applications Open	Applications Close	Applications Assessed	Council Decision
Round 1	1 April	31 May	June	July
Round 2	1 July	31 August	September	October
Round 3	1 February	31 March	April	May

There will be three funding rounds per year. Normally, no more than one-third of the budget will be recommended for approval in each funding round. Any funds left from one funding round will be allocated in the remaining funding rounds for that financial year.

Available grants in any given year will be subject to budget allocation by Council for that financial year.

Funding Assessment

Assessment of all eligible applications will be made by the City of Launceston Community Grants Assessment Panel and will operate under a Council endorsed Terms of Reference.

Funding decisions will be made by the Council, following recommendations from the assessment panel. Funding endorsement will be subject to the budget available.

Funding Agreement

Successful applicants will be required to sign a funding agreement which will outline in detail the conditions and reporting requirements required of the grant program.

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If project details change or the project is cancelled, the City of Launceston must be advised promptly in writing as soon as possible. The City of Launceston reserves the right to reconsider any funding decision if variations to a project are made after an application is submitted.

Funding Limitations

No funding will be granted for projects that have commenced or completed prior to or during the application and assessment process.

Projects under this program will generally be ineligible to receive funding or in-kind support from any other City of Launceston funding program (e.g. event sponsorship or incentive).

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

[05-PI-001 Mayoral Community Assistance Policy](#)

[05-PI-006 Community Member Recognition and Civic Functions Policy](#)

[05-PI-012 Events Sponsorship Policy](#)

[05-PI-017 Community Grants \(Individuals/Teams/Groups\) Policy](#)

[05-Rfx-024 Community Grants \(Individuals/Teams/Groups\) Guidelines](#)

[05-Rfx-025 Community Grants \(Organisations\) Guidelines](#)

RELATED LEGISLATION

N/A

REFERENCES

N/A

DEFINITIONS

N/A

REVIEW

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

15.3 Community Grants (Round 2) 2018/2019

FILE NO: SF6646

AUTHOR: Cherie Holmes (Grants and Sponsorship Officer)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider applications for Community Grants received in Round 2, 2018/2019.

RECOMMENDATION:

1. That the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page#
Northern Suburbs Community Centre Inc.	Backyard Buddy System for Sustainable Food Growing	85%	\$5,000	\$5,000	1-14
Neighbourhood Watch Mowbray	Mowbray Family Fun Safety Day	84%	\$1,500	\$1,500	15-25
Northern Early Years Group (Tas) Inc.	Skills for Kids Cafes	78%	\$5,000	\$3,750	26-37
Parents Beyond Breakup	Establish Support Group in Launceston	73%	\$4,900	\$3,675	38-49
Gateway Baptist Launceston Inc.	Veggie Garden Project	70%	\$5,000	\$3,750	50-62
Multiple Sclerosis Limited	MS: Pilates in Launceston	67%	\$4,800	\$3,600	63-80
	TOTAL REQUESTED		\$26,200	\$21,275	

15.3 Community Grants (Round 2) 2018/2019 ...(Cont'd)

2. That the following individuals/teams/groups receive the recommended grant amounts:

Individual/Team/Group	Activity	\$Requested
Individual (Under 15 category)	Cycling Australia Junior Road Nationals Bunbury, WA, 21-23 September 2018	\$100
Individual (Under 17 category)	Cycling Australia Junior Road Nationals Bunbury, WA, 21-23 September 2018	\$100
Individual	National Youth Science Forum Year 12 Program, Canberra, ACT, 2-13 January 2019	\$100
Girl Guides (McIntyre Region – Tasmanian Troupe) (One member)	Girl Scout Camp (Tokyo and Ikeda, Japan) 27 December 2018 – 10 January 2019	\$100
Athletics - Tasmanian State Team (Primary) (One team member)	School Sports National Cross Country Championships Sunshine Coast, QLD, 24-27 August 2018	\$50
Athletics - Tasmanian State Team (Secondary) (One team member)	School Sports National Cross Country Championships Sunshine Coast, QLD, 24-27 August 2018	\$50
Hockey Tasmania State Under 13 Team (One team member)	2018 Australian Hockey Championships Hobart, TAS, 3-10 October 2018	\$50
Metal Minds Robotics Inc. (Four team members)	National FIRST Tech Challenge Robotics Competition, Sydney, NSW, 30 November 2018	\$200
Launceston Christian School National Science & Engineering Challenge Team (Nine members)	National Science and Engineering Challenge, Darwin, NT, 26 October 2018	\$300
Northern Tasmania Junior Soccer Association Under 14 Girls Representative Team (Eight members)	Oceania Cup, Alstonville, NSW, 29-30 September 2018	\$300
Northern FDP Under 14 Boys National Basketball Team	Under 14 National Club Championship, Kilsyth, VIC, 1-6 October 2018	\$250
Aphrodite (Cheerleading Squad)	Australian All Star Cheerleading Federation Cheerleading Nationals and Pinnacle, Gold Coast, QLD, 23-26 November 2018	\$250
Pony Club Australia (One team member)	Pony Club Australia - Caballero - China October 2018	\$100
	TOTAL REQUESTED	\$1,950

15.3 Community Grants (Round 2) 2018/2019 ...(Cont'd)

REPORT:

The total value of eligible requests received for Community Grants Round 2 2018/2019 is \$28,150 (includes \$26,200 for organisations and \$1,950 for individuals/teams/groups).

Based on the assessment results, the recommended allocation of funds for Round 2, 2018/2019 is \$23,225 (includes \$21,275 for organisations and \$1,950 for individuals/teams/groups).

Organisation Applications

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

All applications have been assessed using the following criteria:

Assessment Points

- Identifies a clear community need for the project;
- Outcomes directly benefit the Launceston Community;
- Outlines clear engagement and collaboration with the community and community participation;
- Project plan demonstrates good organisational planning for the project/activity; and
- Budget for project/activity is realistic and outlines how the City of Launceston funding will be utilised.

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

Individual/Team/Group Applications

Individual/team/group grants are provided for young person/s 18 years or under living in the Launceston municipality, who have been selected to represent Australia, Tasmania or Northern Tasmania.

Individuals/teams/groups can only receive one grant from Council each financial year with any one individual to receive a maximum of three grants only.

The applications for the teams/groups recommended are eligible for funding in accordance with the Community Grants (Individual/Team/Group) Policy (PI-05-017).

15.3 Community Grants (Round 2) 2018/2019 ...(Cont'd)

Allocation of Funds

Individuals

If activity is overseas \$200 per individual

If activity is interstate/intrastate \$100 per individual

Teams/Groups

If activity is overseas \$100 per individual (maximum \$600 per team/group)

If activity is interstate/intrastate \$50 per individual (maximum \$300 per team/group)

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact for those individuals/teams/groups and organisations by enabling projects and activities to be undertaken.

ENVIRONMENTAL IMPACT:

Approval of the recommended grants will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended grants will provide a number of valuable educational, social, health and lifestyle benefits to the Launceston community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

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

Key Directions -

2. To understand and support the establishment and growth of creative industries in Launceston
5. To promote the wide variety of learning opportunities within Launceston
6. To contribute towards artistic, cultural and heritage outcomes

Priority Area 2 - A city where people choose to live

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

Key Directions -

3. To contribute to enhanced public health and amenity to promote a safe and secure environment
 6. To promote active and healthy lifestyles
-

15.3 Community Grants (Round 2) 2018/2019 ...(Cont'd)

Priority Area 4 - A diverse and welcoming City of Launceston

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

Key Directions -

1. To understand the needs and requirements of key community service providers and stakeholders
3. To define and communicate our role in promoting social inclusion and equity
6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

BUDGET & FINANCIAL ASPECTS:

	\$
Available Funds for Round 2	\$23,800
Available Funds unallocated from Round 1	\$3,613
Total Available Funds for Round 2	<u>\$27,413</u>
Amount Recommended this Round	
Individual/Team/Group	\$1,950
Organisations	\$21,275
BALANCE	\$4,188
This is Round 2 2018/2019	

The total budget for Community Grants for 2018/2019 is \$71,400. There are three funding rounds per year. As per the Community Grants (Organisations) Policy (05-PI-018), normally no more than one-third of the budget will be recommended for approval in each funding round. Any funds left from one funding round will be allocated in the remaining funding rounds for that financial year.

15.3 Community Grants (Round 2) 2018/2019 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Community Grant Applications (Organisations) - Round 2 2018/2019 (Not For Public Distribution) (electronically distributed)
-

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Invermay Traffic Masterplan****FILE NO:** SF6773**AUTHOR:** Rob Anderson (Manager Technical Services)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider the Invermay Traffic Masterplan and note feedback from public/stakeholder consultation held during 30 April to 8 June 2018.

PREVIOUS COUNCIL CONSIDERATION:

Council - 23 April 2018 - Agenda Item 18.1 - Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives

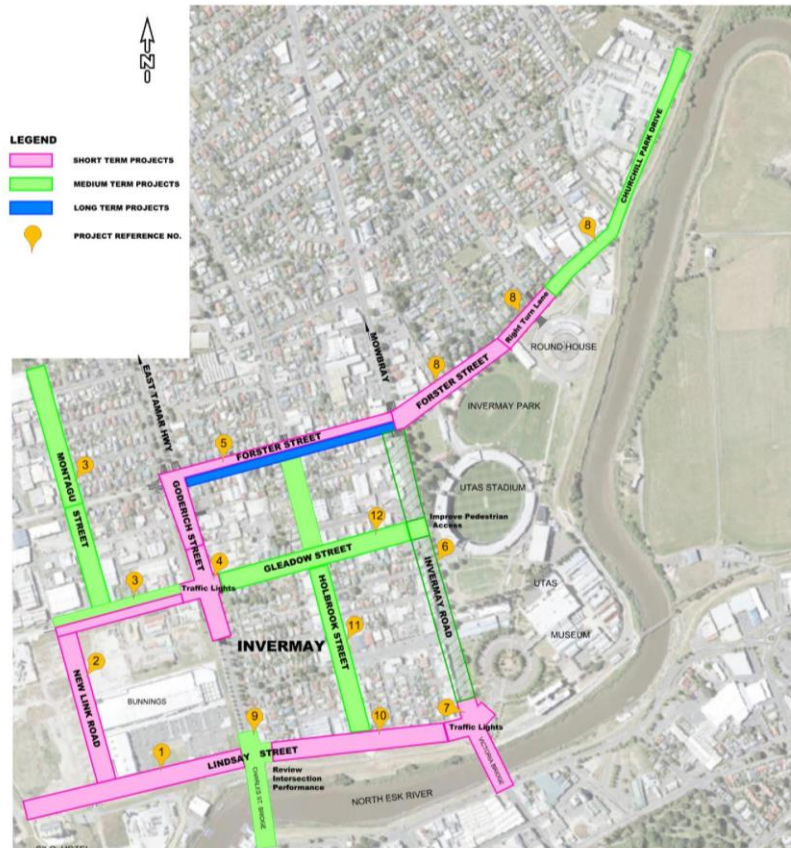
Workshop - 3 September 2018 - Invermay Traffic Masterplan

RECOMMENDATION:

That Council:

1. notes the results of community consultation completed during May/June 2018; and
 2. adopts the following Traffic Masterplan (Major Initiatives):
 - (a) Invermay Traffic Masterplan
-

18.1 Invermay Traffic Masterplan ...(Cont'd)



INVERMAY - TRAFFIC MASTER PLAN
NOT TO SCALE

(b) Invermay Traffic Masterplan Project Delivery Timeframes

Short Term (1 - 3 years)

1. Lindsay Street (West) - street improvements
2. New Link Road - connects Lindsay Street to Gleadow Street
3. Gleadow Street - street improvements (South side)
4. Goderich Street/Gleadow Street - new traffic lights
5. Forster Street - improved traffic flow (Stage 1 – North side): Goderich Street to Invermay Road
7. Invermay Road/Lindsay Street - new traffic lights (including changes to Esplanade/Boland Street lights)
8. Forster Street - carpark right turn lane
10. Lindsay Street (East) - street improvement
13. Churchill Drive - road widening and on-street car parking opportunities (new project)

18.1 Invermay Traffic Masterplan ...(Cont'd)

Medium Term (3 - 5 years):

3. Gleadow Street (North side) and Montagu Streets - street improvements
6. Invermay Road - Corridor Review - pedestrian/cycling connectivity across Invermay Road (completed post Inveresk Masterplan and University of Tasmania building design complete)
9. Lower Charles Street Bridge, Goderich Street/Lindsay Street intersection and The Esplanade intersection adjustments
11. Holbrook Street (South) - bike lanes and street improvement
12. Gleadow Street (East) - bike trail and street improvement

Long Term (6+ years)

5. Forster Street - improved traffic flow (Stage 2 - South side)
-

REPORT:Background

On 23 April 2018, Council considered a report detailing the extent of new development occurring in the Invermay area and the likely impact on traffic and local amenities.

The report explained that the Invermay area is about to undergo significant change as a result of several major developments aimed at providing increased employment, education opportunities, public amenity, new recreation and open space assets and general city activation.

The major precincts and development projects include:

Inveresk Precinct:

- Relocation of the University of Tasmania to Inveresk

Riverbend (formerly North Bank)/Lindsay Street Precinct:

- New Riverbend Park and North Esk River pedestrian bridge
- Improvements to the Riverbend rowing precinct
- Silo Hotel
- Boral concrete batch plant relocation
- Relocation of National Automobile Museum of Tasmania to Lindsay Street
- Proposed subdivision and development of 65-85 Gleadow Street, Invermay (proposed use includes car sales, light industrial/commercial and minor car-parking)

All these developments will increase traffic generation in and out of these precincts, placing increased pressure on the State and local road network within the Invermay area.

18.1 Invermay Traffic Masterplan ...(Cont'd)

A draft masterplan was developed to detail a series of major traffic initiatives aimed at mitigating the impact of these developments, while continuing to improve the amenity and liveability of the Invermay area.

The Invermay Traffic Masterplan details nine major projects that are listed below (numbers reflects reference number on exhibited masterplan map):

1. Lindsay Street (West) - street improvements
2. New Link Road - connects Lindsay Street to Gleadow Street
3. Gleadow and Montagu Streets - street improvements
4. Goderich Street/Gleadow Street - new traffic lights
5. Forster Street - improved traffic flow
6. Pedestrian/Cycling connectivity across Invermay Road
7. Invermay Road/Lindsay Street - new traffic lights
8. Forster Street - carpark right turn lane
9. Lower Charles Street Bridge

Masterplan Objectives

As part of the community consultation process, the Council also exhibited a series of masterplan objectives aimed at providing further guidance to the community around why projects/initiatives have been proposed:

- Avoid congestion
Maximise the use of major roads throughout Invermay for vehicle and freight movements to avoid congestion on local streets (eg. Goderich and Forster Streets).
 - Improve performance
To improve the performance of the East Tamar Highway/Goderich Street corridor as a major north-south gateway into the City.
 - Minimise impact
To minimise traffic impact on the local Invermay Road network.
 - Pedestrian/cycling connections
To maximise opportunities for pedestrian and cycling connections to Inveresk, Riverbend/Lindsay Street precinct and to the central City.
 - Improved circulation
To provide a 'loop road' for the Riverbend/Lindsay Street Precinct via the 'New Link Road' between Lindsay Street and Gleadow Street to improve circulation of commercial vehicles, buses and visitors to the precinct.
-

18.1 Invermay Traffic Masterplan ...(Cont'd)

Consultation

Running from 30 April to 8 June 2018, community consultation is now complete. The consultation involved four consultation initiatives, being:

Your Voice, Your Launceston

- 2,224 aware visitors (clicked on the link and viewed the page)
- 913 informed visitors (viewed more than one page or document)
- 80 survey participants

Community Information Evenings

- Tuesday, 15 May 2018; and
- Wednesday, 23 May 2018.

Key Stakeholder Briefings

- Briefings held with RACT, University of Tasmania, Bunnings Complex, Bicycle Network and Council's Pedestrian and Bike Committee.

One-on-one meetings with property owners and businesses

In general most of the community and stakeholder feedback was supportive of the need to proactively manage the increasing traffic demands in the Invermay area.

Specific feedback on individual projects can be seen in Attachment 2 - Individual Projects - Consultation Feedback.

A general summary of findings found:

- Greater than 72% support, or somewhat support, the proposed new projects in the masterplan (ie. projects 2, 3, 4, 5, 7 and 8), with strongest support being for the New Link Road (94%), Gleadow and Montagu Street upgrade (88%) and Forster Street right turn lane (80%). The lowest support was for Goderich Street/Gleadow Street traffic lights (72%), Forster Street traffic flow improvement (75%) and Invermay Road/Lindsay Street traffic lights (77%).
 - The lowest individual support response (not including *somewhat support*) was Forster Street traffic flow improvement (42% support and 33% somewhat support). Most of this concern was related to on-street car parking and resulted in several meetings with concerned residents and business owners.
-

18.1 Invermay Traffic Masterplan ...(Cont'd)

- Formal submissions were received from RACT, University of Tasmania and Bicycle Network. RACT reinforced their concerns with the Goderich Street/Lindsay Street traffic lights and seek further detail on the University development before a detailed response is provided, while the other two submissions reinforced the importance of quality pedestrian, cycling and public transport infrastructure (Attachment 3).
- Many comments were supportive of improved amenity along Invermay streets, including more street trees, improved street lighting and footpaths and separated bike paths/lanes. It was also acknowledged that these should be delivered with a balanced approach to on-street car parking and residential/business amenity.
- The community expressed frustration about the current performance of the Goderich Street/Lindsay Street traffic lights, particularly relating to exiting Lindsay Street onto Charles Street Bridge and general queuing during peak times.
- The community expressed concern about the introduction of new traffic lights within the area (ie. proposed for Goderich Street and Invermay Road), with most concerns around potential queuing and delays. However, this was countered by recognised benefits associated with improved ability for turning movements and pedestrian safety.
- Some concerns were raised about the increasing traffic on local Invermay streets (including “rat running”) and the safety impact this has on residential and business properties.
- The community information sessions highlight the public's lack of understanding or engagement in the University of Tasmania's relocation to Inveresk. Many questions were asked about, why the relocation, what are the benefits to the city, what will happen at Newnham Campus, how big will the campus get, what changes will occur to local on-street car parking around Inveresk, etc?
- Although not part of the specific scope of the masterplan, the community expressed concern about the increasing demand for on-street parking within close proximity to the city and major employment areas.

Major Issues and Opportunities**New Traffic Lights**

The introduction of new traffic lights was raised as a major theme from community comments.

18.1 Invermay Traffic Masterplan ...(Cont'd)

Officer Response

Traffic signals are the most effective way of meeting the needs of large traffic volumes, competing turning movements at intersection and the safety of pedestrians and cyclists.

Traffic signals also provide an opportunity to prioritise or discourage particularly turning movements to meet the needs of the local area or alter signal phasing over time as traffic conditions changes.

The Council, in conjunction with State Government, is about to commence an upgrade program on traffic signals throughout the City. This upgrade will improve the reliability, monitoring and responsiveness of the City signals and maximise their ability to synchronise with other traffic signals in the network and better respond to peak traffic periods.

In relation to the Invermay Road/Lindsay Street proposed traffic signals, traffic modelling shows significant benefit post the University of Tasmanian relocation. Attachment 7 details traffic modelling results for roundabout verses traffic signals.

Forster Street On-street Car Parking

The proposed work along Forster Street (Goderich Street to Invermay Road) will see the addition of a second east bound lane (short term) and a second west bound lane (longer term). This improved traffic capacity will see a 50% reduction in on-street parking; noting on-street parking is proposed to change from the current 90 degree parking to parallel.

Officer Response

An on-street car parking usage survey was undertaken on 7, 9 and 11 May 2018 to understand the general parking usage along the street (Attachment 3). The survey results show current occupancy rates between 23% and 54% of available on-street parking, with the northern side experiencing slightly lower trends than the south side.

It is also acknowledged that some businesses, such as the takeaway food shop, will experience a peak around lunch time which is likely to see occupancy rates greater than these figures within close proximity to the shop.

A detailed audit of the current concept design and further design refinement was able to accommodate a further four on-street spaces by adjustment of kerb and channel alignments and driveway adjustments to combat community concerns about lost parking.

Considering the street has general car parking occupancy rates of <50%, and has a relatively stable land use pattern, the impact on car parks is seen to have a minimum impact on the general parking performance of the street, noting that in the short to medium term only the north side parking will be impacted.

18.1 Invermay Traffic Masterplan ...(Cont'd)

Timing for Project Delivery - Forster Street Improvements

Landowners and businesses along Forster Street questioned the need to deliver the Forster Street traffic capacity and right turn works in the short term, noting these major traffic changes were the result of the University's relocation to Inveresk (due to open in 2022).

Officer Response

Officers agree with the concerns of the Forster Street community and believe the necessity of the work is not required until shortly prior to the University opening in January 2022.

It would be recommended that the works take place in the 2020-2021 financial year allowing time for the community to adjust to these changes whilst still allowing the work to benefit the University construction activities/traffic occurring on the Inveresk site.

Goderich Street/Lindsay Street Intersection

Many comments echoed the ongoing concerns within the community regarding the delays and queuing experienced at the Goderich Street/Lindsay Street traffic lights.

Officer Response

An ultimate solution to the intersections design and/or potential change will not be known until the State Government has completed detailed modelling and option analysis of the East Tamar Highway corridor and potential changes to Charles Street Bridge.

The proposed construction of a New Link Road between Gleadow Street and Lindsay Street will provide an opportunity for motorists to utilise an alternative access to the Bunnings complex and broader precinct. This alternative route will also have a high quality double right turn capacity onto Goderich Street (providing a higher level of service than Lindsay Street).

Any changes or replacement of the existing Charles Street Bridge will also result in a review to The Esplanade intersection and a potential closure if bridge impacts are significant.

In the immediate future, prior to a resolution of Charles Street Bridge change, Council Officers have discussed with the State Government the potential to modify the signal phasing at the intersection to provide a longer green time for existing Lindsay Street traffic. This could then be adjusted back post-completion of the new Goderich Street traffic lights.

Forster Street (East)/Churchill Park Drive - Review and Opportunities

Council officers have reviewed this section of road in an attempt to ensure the corridor from Invermay Road through to Churchill Park sports grounds best meets the needs of the Inveresk Precinct and the redevelopment of Churchill Park.

18.1 Invermay Traffic Masterplan ...(Cont'd)

Officer Response

Three additional initiatives are proposed beyond the package exhibited. These include the relocation of an electricity pole on the north-east corner of Invermay Road/Forster Street intersection to improve intersection safety, changes to kerb and channel at the northern access into Inveresk to improve on-street parking and pedestrian safety, and the widening of Churchill Park Drive between Inveresk and Churchill Park to ensure the safe movement of mixed traffic along this section of road.

The final initiative along Churchill Park Drive will also provide a short, medium or long term opportunity for further on-street parking between the road and levee to accommodate spill-over from Inveresk or Churchill Park sports grounds, or customer parking for local businesses.

Invermay Road – Corridor Review - Pedestrian and Cycling Crossing

General comments were raised by the community relating to the existing pedestrian facilities along Invermay Road and the need for greater understanding about the University of Tasmania's relocation to Inveresk.

Officer Response

It is recommended that a more detailed review of the Invermay corridor be undertaken once the Inveresk Masterplan and University of Tasmania building designs are complete to ensure a better informed response to the needs of pedestrians and cyclists in the area.

The Revised Proposal

The exhibited package has been amended in response to community and stakeholder consultation, as well as ongoing review and improvement opportunities.

A summary of the revised major traffic initiatives are detailed below, with concept design drawings shown in Attachment 6:

Short Term (1 - 3 years)

1. Lindsay Street (West) - street improvements
 2. New Link Road - connects Lindsay Street to Gleadow Street
 3. Gleadow Street - street improvements (South side)
 4. Goderich Street/Gleadow Street - new traffic lights
 5. Forster Street - improved traffic flow (Stage 1 - North side): Goderich Street to Invermay Road
 7. Invermay Road / Lindsay Street - new traffic lights (including changes to The Esplanade/Boland Street lights)
 8. Forster Street - carpark right turn lane
 10. Lindsay Street (East) - street improvement
 13. Churchill Drive - road widening and on-street car parking opportunities (new project)
-

18.1 Invermay Traffic Masterplan ...(Cont'd)

Medium Term (3 - 5 years):

3. Gleadow Street (North side) and Montagu Streets - street improvements
6. Invermay Road - Corridor Review - pedestrian/cycling connectivity across Invermay Road (completed post Inveresk Masterplan and University of Tasmania building design complete)
9. Lower Charles Street Bridge, Goderich Street/Lindsay Street intersection and The Esplanade intersection adjustments
11. Holbrook Street (South) - bike lanes and street improvement
12. Gleadow Street (East) - bike trail and street improvement

Long Term (6+ years)

5. Forster Street - improved traffic flow (Stage 2 - South side)

Next Steps

The key next steps are the commencement of detailed design for all short term major initiatives included in the masterplan.

This detailed design process will allow further targeted consultation on the detailed nature of projects and revision of construction estimates.

Medium term projects will progress to a concept design stage and be reviewed in conjunction with the final Inveresk Masterplan and University of Tasmania campus/building design currently under development.

ECONOMIC IMPACT:

The delivery of these major transport initiatives will provide significant input into the Launceston economy; providing a quality transport network that services the Inveresk Precinct, Riverbend/Lindsay Street Precinct and the broader Invermay area. The construction package alone will contribute over \$40 million in State and Local Government funding into the local economy; with this investment facilitating the continued development and growth of the Invermay area.

ENVIRONMENTAL IMPACT:

As part of future street improvement initiatives within the Invermay area, several environmental initiatives are being investigated relating to the planting of additional street trees, water sensitive urban design treatments (ie. rain gardens) and general landscaping improvements.

18.1 Invermay Traffic Masterplan ...(Cont'd)

SOCIAL IMPACT:

The Invermay Traffic Masterplan (Major Initiatives) will result in both beneficial and negative impacts on the local community.

Major benefits will include improved cycling and pedestrian connections, improved streetscapes and local amenity, high quality access into the new University of Tasmania Inveresk campus (Forster Street and Barnards Way), and a safe, efficient road network.

In contrast, some of the local impacts resulting from development and implementation of the proposed major transport initiatives will include increased traffic movements surrounding the two precincts, potential impact on property access resulting in road environment changes and impacts on car-parking along Forster Street and Lindsay Street.

It is also acknowledged that final impacts on car-parking will not be understood until community consultation and detailed design is complete, however, the loss of car-parking on Forster Street will be moderate in the short term (estimate 25% reduction) and significant in the longer term (estimate 50% reduction).

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 3 - A city in touch with its region

Ten-year goal - To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Directions -

1. To engage with neighbouring Councils, as well as infrastructure and transport providers, to improve access to greater Launceston for all modes of transport through planning and advocacy
 2. To improve and maintain accessibility within the City of Launceston area, including its rural areas
 3. To regularly review our strategic approach to parking in Launceston
 4. To promote digital connectivity for industry sectors, households and the community
-

18.1 Invermay Traffic Masterplan ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Proposed allocations in the 2018/2019 budget are:

Project	Program	Total Budget	Grant	Council Budget 2018/2019
North Bank (Riverbend) and Lindsay Street Project	Roads Urban Upgrade Program	\$500,000	N/A	\$500,000
New Link Road - Lindsay Street to Gleadow Street	Roads Urban Upgrade Program	\$940,000	\$420,000	\$520,000

In addition to this Council funding, the State Government is contributing \$40 million to the Invermay / Inveresk road network improvement package, including the following projects:

1. Forster Street/Goderich Street intersection improvement (additional right turn lane);
2. Forster Street corridor improvement (Goderich Street to northern access to Inveresk);
3. Goderich Street/Gleadow Street new traffic lights;
4. Charles Street Bridge improvement for through traffic, including Goderich Street/Lindsay Street intersection;
5. Lindsay Street/Gleadow Street link road (contribution).


Invermay Road/Lindsay Street Signals will be budgeted for delivery in 2019/2020.

Projects identified as medium to long term will require further investment over the next 4 - 10 years. These projects will be captured within forward long term works programs and subject to availability of funds.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

18.1 Invermay Traffic Masterplan ...(Cont'd)

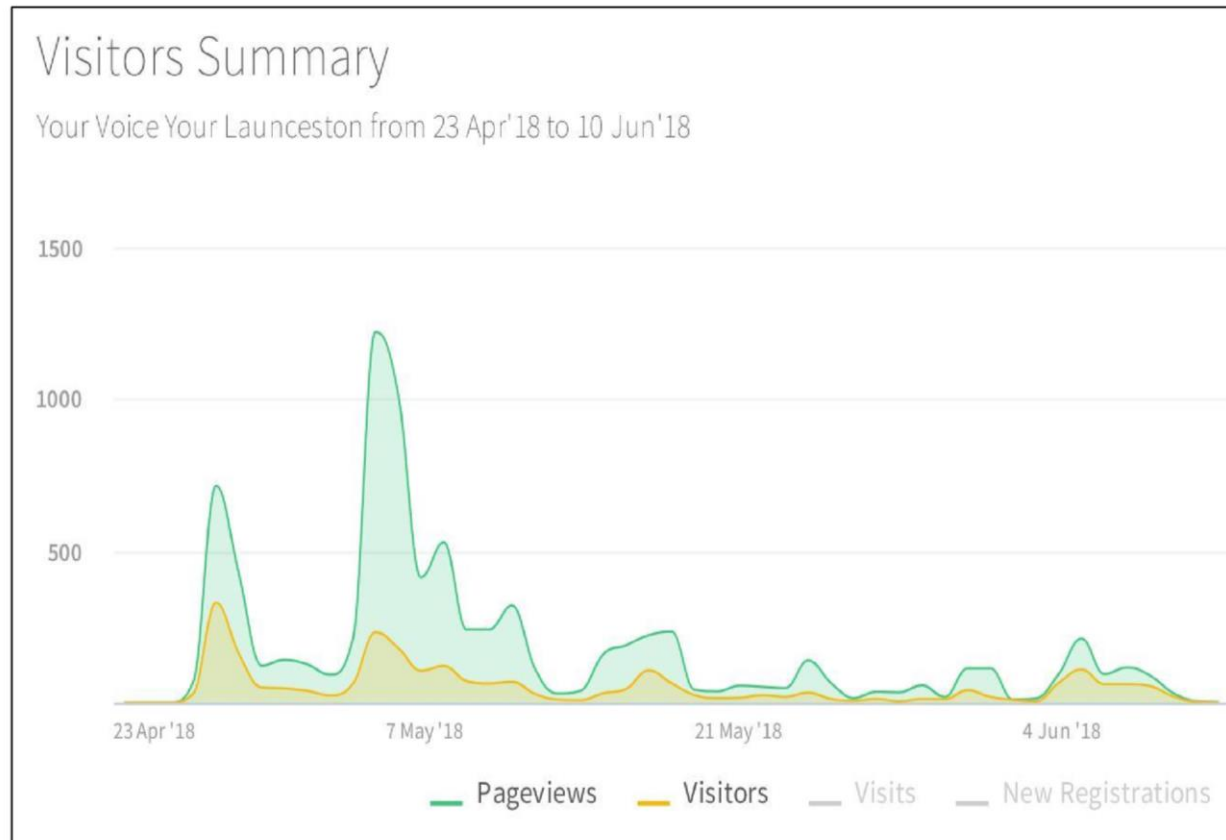
ATTACHMENTS:

1. Consultation Statistics
 2. Individual Projects - Consultation Feedback
 3. External Stakeholder Submissions (summary)
 4. Forster Street On-street Carparking Audit
 5. Invermay Traffic Masterplan Projects Descriptions and Delivery Timeframes
 6. Invermay Traffic Masterplan - Major Initiatives Concept Designs (electronically distributed)
 7. Invermay Road/Lindsay Street Intersection Modelling (electronically distributed)
-

Attachment 1 - Consultation Statistics

**Your Voice, Your Launceston - Draft Invermay Traffic Masterplan
Summary for Individual Projects**

Page Title	Number of Visitors
1. Lindsay Street (West) - Street Improvements	182
7. Invermay Road/Lindsay Street - New Traffic Lights	92
9. Lower Charles Street Bridge - Goderich Street/Lindsay Street Intersection	82
2. New Link Road - Lindsay Street to Gleadow Street	67
4. Goderich Street / Gleadow Street Intersection - New Traffic Lights	57
5. Forster Street - Goderich St to Invermay Rd - Traffic Flow Improvements	49
8. Forster Street - Right Turn Lane	49
3. Gleadow and Montagu Streets - Street Improvements	45
6. Pedestrian/Cycling connectivity across Invermay Road	43
11. Holbrook Street (south) - Bike lanes and Street Improvement	32
10. Lindsay Street (East) - Street Improvements	30
12. Gleadow Street (East) - Bike Trail and Street Improvement	27



Community Information Sessions (Held at University of Tasmanian Stadium)

15 May 2018 - 5:30 - 7:30pm
- 13 attendees

23 May 2018 - 5:30 - 7:30pm
- 25 attendees

Survey Questions Ask:

1. Lindsay Street (West) - Street Improvements

Q1. What would you like to see in this area to make this road more attractive?

Feel free to upload any photos/ideas you may have and that would be a good example of your vision for this street.

Open ended answer with the ability to upload photos/images.

2. New Link Road - Lindsay Street to Gleadow Street

Q1. What are the key safety concerns the Council should consider in the design of the New Link Road?

Open ended answer

Q2. Do you support the creation of the new Link Road between Lindsay Street and Gleadow Street to improve circulation within the Invermay Precinct?

Yes / In Part / No

3. Gleadow and Montagu Streets - Street Improvements

Q1. What are the key safety concerns the Council should consider in this design?

Open ended answer

Q2. What landscaping and signage elements would ensure an attractive street environment for all users?

Open ended answer with the ability to upload photos/images.

Q.3 What considerations should be given to on-street parking along Gleadow Street and Montagu Street, considering the needs of local businesses, pedestrians and cyclists?

Open ended answer

Q4. Do you support the improvements to Gleadow Street and Montagu Street?

Yes / In Part / No

4. Goderich Street/Gleadow Street Intersection - New Traffic lights

Q1. What are the key safety concerns the Council should consider in the design of the new Goderich Street/Gleadow Street traffic lights?

Open ended answer

Q2. What signage and landscaping elements would ensure an attractive 'northern' entry into the North Bank/Lindsay Street Precinct?

Open ended answer with the ability to upload photos/images.

Q3. Do you support the construction of new traffic lights at the Goderich Street/Gleadow Street intersection?

Yes / In Part / No

5. Forster Street - Improved Traffic Flow

Q1. What are the key safety concerns the Council should consider in the design?

Open ended answer

Q2. What signage and landscaping elements would ensure the presentation of an attractive street environment for all users?

Open ended answer with the ability to upload photos/images.

Q3. What considerations should be given to on-street parking along Forster Street, noting the change in parking from 90 degree to parallel on the north side of the street?

Open ended answer

Q4. Do you support the changes to Forster Street between Goderich Street to Invermay Road in an effort to increase traffic flow along the corridor?

Yes / In Part / No

6. Pedestrian/Cycling connectivity across Invermay Road

Q1. What are the key safety concerns the Council should consider at the Invermay Road/Gleadow Street intersection relating to future increased use by pedestrians and cyclists?

Open ended answer

7. Invermay Road/Lindsay Street - New Traffic Lights

Q1. What are the key safety concerns the Council should consider in the design?

Open ended answer

Q2. What landscaping elements would ensure the presentation of an attractive entry into the Inveresk Precinct?

Open ended answer with the ability to upload photos/images.

Q3. Do you support the construction of traffic lights at the Invermay Rd / Lindsay St intersection?

Yes / In Part / No

8. Forster Street - Right Turn Lane

Q1. What are the key safety concerns the Council should consider in the design?

Open ended answer

Q2. Do you support the construction of the new right turn lane in Forster Street at the northern access point to Inveresk?

Yes / In Part / No

9. Lower Charles Street Bridge

Q1. What turning movements are critical to protect for locals and businesses in the Invermay area?

Open ended answer

Attachment 2 - Individual Projects - Consultation Feedback**1 Lindsay Street (West) Street Improvements****Proposal**

Street upgrade - lighting, paths, trees, landscaping, signage, parking

Main comments received

39 responses

Need right turn filter at Goderich Street - 7 responses (these should be added to 9 below)

Support for trees - 9 responses

Support for bike paths - 8 responses

Tamar bridge needed - 2 responses

Design Changes

- Footpath and shared path consolidated

Next steps

Detailed design of the street upgrade will now proceed. This will include new landscaping, bike lanes and an off road shared path along the base of the levee. A cross section illustrating the proposed arrangement is attached.

2 New Link Road - Lindsay Street to Gleadow Street**Proposal**

New link road between Lindsay Street and Gleadow Street

Main comments received

29 responses, 77% support and 18% somewhat support the new road.

Road should line up with Montagu Street - 4 responses

Road should be one way northbound - 2 responses

Needs to safely accommodate pedestrians - 6 responses

Needs safe provision for bikes - 3 responses

Will not solve congestion issues crossing the river - 5 responses

Design Changes

- Footpath removed from east side along side the Bunnings complex

Next steps

Detailed design and delivery of the link road. Project to be completed in partnership with Department of State Growth and local developer.

3 Gleadow and Montague Streets - Street Improvements**Proposal**

Street upgrade - lighting, paths, trees, landscaping, signage, parking

Main comments received

15 responses

Support for footpaths - 8 responses

Support for trees - 10 responses

Roundabouts required - 3 responses

Support for bike paths - 7 responses

Improved parking - 8 responses

Design Changes

- Subject to detail consultation with abutting business.

Next steps

Detailed design for inclusion in a future budget

4 Goderich Street/Gleadow Street Intersection - New Traffic Lights**Proposal**

Signalised T intersection with double right turn out of Gleadow Street to improve traffic circulation

Main comments received

22 responses. 60.7% in support and 11% somewhat support.
Concerned about coordination with other lights and impact on traffic flow - 10 responses
Support for improved crossing of Goderich Street - 2 responses
Concern about southern pedestrian crossing conflicting with right turn movement out of Gleadow St.

Design Changes

- Removed pedestrian crossing over Goderich Street (south side) to maximise performance of Gleadow Street double right turn movement.

Next steps

Detailed design and delivery of the signalised intersection incorporating smart signal technology and linkage with the other intersections on the Goderich Street corridor in conjunction with Department of State Growth.

5 Forster Street - Goderich Street to Invermay Road - Traffic Flow Improvements**Proposal**

Short term- additional eastbound lane, longer term - additional westbound lane

Main comments received

22 responses, 42% in support and 34% somewhat support.
Consider a raised median, to manage traffic and provide for trees - 3 responses
Pedestrian safety/crossing concerns - 3 responses
Improved safety/segregation needed for bikes - 4 responses
Loading spaces needed for businesses - 2 responses
Concerns about noise & air pollution for residents - 2 responses
Residential and business parking to be given priority - 3 responses

Design Changes

- Various changes to kerb and channel to facilitate the retention of four (4) additional on-street car parking bays.
- Change to kerb and channel on north-east corner of Invermay Road / Forster Street intersection, including relocation of electricity pole and potential land acquisition.

Next steps

Develop detailed design for delivery in conjunction with Department of State Growth, including changes to parking to address local needs.
Delivery of the project will be deferred until 2019-20 financial year.

6 Pedestrian/Cycling connectivity across Invermay Road

Proposal

Improved pedestrian and cycling connection across Invermay Road into the Inveresk Precinct

Main comments received

21 responses received.

Many comment regarding riding along Invermay Road, not crossing it.

Suggestion for a bridge - 3 responses

Crossing point is close to exit from shops service road - 2 responses

Design Changes

- Nil

Next steps

Detailed review undertaken along the Invermay Road corridor post Inveresk Masterplan and University of Tasmania building design. The aim of the review is to improve location for safe pedestrian and cycling crossing.

7 Invermay Road/Lindsay Street - New Traffic Lights

Proposal

Traffic signals (replacing the existing roundabout) to enable better management and prioritisation of traffic flow and a safer environment for pedestrians and cyclists.

Main comments received

33 responses, 68.6% in support and 9% somewhat support.

Good coordination needed with Boland Street lights - 4 responses

Behaviour/speed of drivers needs to be managed - 4 responses

Consider bridges for pedestrians & bikes - 3 responses

Design Changes

- Include Tamar Street / Boland Street traffic signals in the project to ensure a synchronised approach to the two intersections.
- Inclusion of alternative pavement or surface treatment to highlight pedestrian priority crossing locations.
- Investigate the inclusion of a "scrabble crossing" that allows a dedicated pedestrian traffic signal phase for the full intersection, offset by two priority vehicle phases for north-south and then east-west traffic.
- Correct error in driveway locations / access for 1 Invermay Road.

Next steps

Detailed design and delivery of the signalised intersection incorporating smart signal technology and linkage with the Boland Street/Tamar Street intersection.

8 Forster Street - Right Turn Lane

Proposal

A right turn lane into the proposed parking area for UTAS

Main comments received

15 responses, 55% in support and 25% somewhat support.

Incorporate a pedestrian crossing

Include a bike lane on Forster Street

Design Changes

- Realign southern kerb and channel to increase road width. This will accommodate two lanes, right turn lane and north side car parking.
- Investigate inclusion of pedestrian refuge island as part of right turn island (subject to sight lines and risk assessment)

Next steps

Detailed design and delivery in 2019-20 financial year.

9 Charles Street Bridge - Goderich Street/Lindsay Street Intersection**Proposal**

Major upgrade of the Charles Street Bridge and Goderich Street/Lindsay Street intersection being progressed by the Department of State Growth

Main comments received

22 responses

Ban right turn west to south - 1 response

Ban right turn - south to east - 3 responses

New Tamar bridge - 5 responses

Eastern bypass - 2 responses

Pedestrian/bike bridges - 3 responses

Lights need better synchronisation - 1 response

Request for a roundabout - 1 response

Design Changes

- TBC

Next steps

Ongoing City of Launceston input to the design to ensure it addresses both local and through traffic issues.

10 Lindsay Street (East) - Street Improvements**Proposal**

Street upgrade - lighting, paths, trees, landscaping, signage, parking

Main comments received

14 responses

Underground power - 1 response

Street trees - 3 responses

Traffic lights or roundabout at Holbrook Street - 2 responses

Design Changes

- Nil

Next steps

A detailed design of the street upgrade will now progress. This will include removal of redundant south side driveways, street trees and bike lanes.

11 Holbrook Street (south) - Bike lanes and Street Improvement**Proposal**

Street upgrade - bike paths/lanes, lighting, trees, landscaping, signage, parking

Main comments received

15 responses received
Underground power - 1 response
Street trees - 4 responses
Separated bike paths - 5 responses

Next steps

Concept design of the street upgrade, in consultation with the local community, for inclusion in a future budget.

12 Gleadow Street (East) - Bike Trail and Street Improvement**Proposal**

Street upgrade - bike paths/lanes to connect University Trail to Inveresk, lighting, trees, landscaping, signage, parking

Main comments received

11 responses
Support for bike paths - 4 responses
Bike paths should be elsewhere - 4 responses

Next steps

Concept design of the street upgrade, in consultation with the local community, for inclusion in a future budget.

Attachment 3 - External Stakeholder Submissions (summary)

RACT

The RACT Northern Regional Advisory Committee has considered the master plan and has two main concerns, the absence of right hand turn arrows at Goderich and Lindsay Street intersection and the broader impacts of the University of Tasmania campus relocation. RACT is unable to offer support or otherwise without the benefit of a traffic impact assessment to determine how traffic will flow in Invermay and the greater Launceston network.

Bicycle Network

The Bicycle Network response encourages the City of Launceston to see walking, cycling and public transport as being key to the success of relocating the University to Inveresk. Separated cycle ways are encouraged on the wide streets of Invermay, or quiet streets with traffic calming and low speed limits. At intersections dedicated bicycle lights should be provided to ensure a seamless connection between the off road paths.

University of Tasmania

The UTAS response is strongly supportive of the vision and objectives of the plan and encourages use of best practice infrastructure for cycling and public transport. There are positive comments regarding each of the projects with particular emphasis on improved safety, lighting and streetscapes.

Attachment 4 - Forster Street On-street Carparking Audit

Goderich St to Invermay Rd

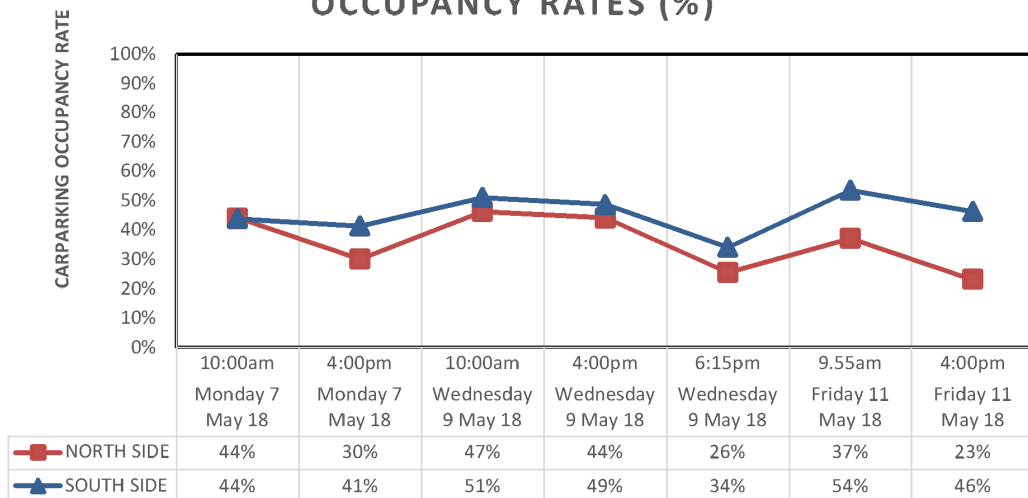
NORTH SIDE

Date	Time	Total Available Parking Spaces	IN USE	REMAINING	Occupancy %
Monday 7 May 18	10:00am	43	19	24	44%
Monday 7 May 18	4:00pm	43	13	30	30%
Wednesday 9 May 18	10:00am	43	20	23	47%
Wednesday 9 May 18	4:00pm	43	19	24	44%
Wednesday 9 May 18	6:15pm	43	11	32	26%
Friday 11 May 18	9.55am	43	16	27	37%
Friday 11 May 18	4:00pm	43	10	33	23%

SOUTH SIDE

Date	Time	Total Available Parking Spaces	IN USE	REMAINING	Occupancy %
Monday 7 May 18	10:00am	41	18	23	44%
Monday 7 May 18	4:00pm	41	17	24	41%
Wednesday 9 May 18	10:00am	41	21	20	51%
Wednesday 9 May 18	4:00pm	41	20	21	49%
Wednesday 9 May 18	6:15pm	41	14	27	34%
Friday 11 May 18	9.55am	41	22	19	54%
Friday 11 May 18	4:00pm	41	19	22	46%

**FORSTER STREET PARKING AUDIT
OCCUPANCY RATES (%)**



Attachment 5 - Invermay Traffic Masterplan Projects Descriptions and Delivery Timeframes

Short Term (1 - 3 years)

- 1. Lindsay St (West) - Street Improvements
- 2. New Link Road - connects Lindsay Street to Gleadow Street
- 3. Gleadow Street - Street Improvements (south side)
- 4. Goderich Street / Gleadow Street - New Traffic Lights
- 5. *Forster Street - Improved Traffic Flow (Stage 1 – North side): Goderich Street to Invermay Road **
- 7. Invermay Road / Lindsay Street - New Traffic Lights (Including Boland St)
- 8. *Forster Street - Car park Right Turn Lane **
- 10. Lindsay St (East) – Street Improvement
- 13. Churchill Drive – Road Widening and on-street Car Parking Opportunities

**These projects delivered in years 2 or 3.*

Medium Term (3 - 5 years):

- 3. Gleadow St (orth side) and Montague Streets - Street Improvements
- 6. Invermay Road – Corridor Review - Pedestrian / Cycling connectivity across Invermay Road (completed post Inveresk Masterplan and University of Tasmania Building Design complete)
- 9. Lower Charles St Bridge, Goderich Street / Lindsay St intersection and The Esplanade intersection adjustment
- 11. Holbrook Street (south) - Bike lanes and Street Improvement
- 12. Gleadow Street (East) - Bike Trail and Street Improvement

Long Term (6+ years)

- 5. Forster Street - Improved Traffic Flow (Stage 2 – South side)

1. Lindsay Street (West) - Street Improvements

Lindsay Street is the gateway to the North Bank / Lindsay Street precinct. Although currently only servicing the Bunning’s retail complex, in the future Lindsay Street will service the new Silos Hotel development, relocation of the National Automobile Museum of Tasmania, further industrial / commercial developments and the new North Bank Park and rowing precinct.

Lindsay Street will continue to cater for high volumes of vehicle traffic, and with the upcoming developments, it will also cater for significant increases in pedestrian and cycling movements.

The Council proposes to upgrade the street over the next 6 months, including improvements to street lighting, paths, street trees and landscaping, signage and reconfiguration of on-street parking.

2. New Link Road - Lindsay Street (West) to Gleadow Street

The North Bank/Lindsay Street Precinct is about to undergo significant development over the next one - two years. This will include the subdivision of a large area of vacant land between Lindsay Street and Gleadow Street. The development of this vacant land enables the creation of a new road between Lindsay Street and Gleadow Street. The new road will improve the circulation within the precinct (remembering that Lindsay Street - West is currently a no through road) and reduce congestion on the Goderich Street / Lindsay Street intersection.

This new Link Road is an important element in servicing new development within the precinct and will also provide broader benefits for existing businesses and visitors to the precinct.

3. Gleadow and Montague Streets - Street Improvements

Gleadow Street and Montagu Street are well used streets within the broader Invermay employment area and play an important role for business traffic and customer parking.

Both streets have wide road reserves with generous sealed streets, however no kerb and channel and very few street trees and landscaping.

Portions of Gleadow Street will be upgraded as a result of the proposed development of vacant land to the south, however the balance of the works will be facilitated by the Council.

It's proposed that Gleadow Street and the southern portion of Montagu Street be upgraded over the next two - three years, including improvements to street lighting, paths, street trees and landscaping, signage and reconfiguration of on-street parking.

To ensure the success of the project the Council is seeking input into the key elements the community believes are critical to the delivery of safe and attractive streets for all road users, particularly local businesses.

4. Goderich Street/Gleadow Street Intersection - New Traffic lights

Goderich Street is part of the State Highway network and plays a critical role in facilitating efficient access in and out of Launceston, as well as a major through corridor for intra-city traffic and regional freight and tourism traffic.

The intersection currently only allows 'left in' and 'left out' access from Gleadow Street, but has the ability to play a complementary role to Lindsay Street and Forster Street in managing the movement of North Bank / Lindsay Street Precinct traffic.

It's proposed that new traffic lights be constructed at the intersection (as a T-intersection only), including the provision of a double right turn out of Gleadow Street. The new traffic lights, in partnership with the proposed Link Road (Lindsay Street to Gleadow Street), will enable the safe circulation of traffic within the precinct and cater for north and southbound visitors (e.g., southbound visitors can now use the new traffic lights rather than travel all the way to Lindsay Street to turn right).

The proposed traffic lights will maintain the closure of Gleadow Street (east) and function solely as a T-intersection.

5. Forster Street - Improved Traffic Flow

In the Draft Invermay Traffic Masterplan, Forster Street plays an important role in carrying future traffic to the Inveresk Precinct.

The Inveresk Precinct is already a busy environment, particularly during major events. However, with the relocation of the University of Tasmania and continued improvement to the facilities within the Precinct, additional car parking will be required. To meet this demand the Inveresk Precinct will include the establishment of a large car park to the north of the Precinct, resulting in increased traffic flow along the Forster Street corridor. In the short term, the proposal is to add an additional lane to Forster Street for eastbound traffic (catering for high AM peak traffic flows) and to change the current 90 degree on-street car parking on the north side into parallel parking. The proposal will not impact any of the street trees along the length of the project or any on-street car parking on the south side.

The concept design for the Forster Street corridor also protects a long term option for an additional lane on the south side. The long term option is to cater for the likely increase in traffic flow along Forster Street and to maintain the continued safe and efficient operation of the street.

6. Invermay Road – Corridor Review - Pedestrian / Cycling connectivity across Invermay Road (completed post Inveresk Masterplan and University of Tasmania Building Design complete)

Several projects are proposed within the Invermay area relating to improvements to pedestrian and cycling infrastructure along Lindsay Street (East), Holbrook Street and Gleadow Street (East).

One project in particular, Gleadow Street (East), aims to connect the current University Bike Trail along Goderich Street (West side) to the Inveresk Precinct. The western access to Gleadow Street (East) will be via the new traffic lights at Goderich Street /Gleadow Street, however the ultimate connection across Invermay Road needs to be considered.

The project will involve the review of the Invermay Road corridor to ensure pedestrian road crossing best meet the needs of the Inveresk Precinct and general business along the Invermay Road corridor.

7. Invermay Road/Lindsay Street - New Traffic Lights

The Invermay Road/Lindsay Street intersection is one of only two northern gateways into the Launceston CBD, and is the main access point to the Inveresk Precinct and venues such as the Queen Victoria Museum, the Tramway Museum, the Tramsheds Function Centre and the University of Tasmania.

The intersection, currently a roundabout, is unable to prioritise peak traffic flows such as the AM Peak on Invermay Road (refer Attachment 8 for illustration of traffic modelling and traffic signal benefits). The intersection is also an unsafe environment for pedestrians and cyclists, with this concern only being made worse by the relocation of the University of Tasmania.

The proposal is to construct traffic lights at the intersection and enable prioritisation of movements and traffic flow, as well as the provision of a safe environment for pedestrians and cyclists to cross.

8. Forster Street - Right Turn Lane

The Forster Street corridor is proposed to be the primary access route into the northern area of the Inveresk Precinct and the proposed location of the large majority of precinct car parking.

To improve the functionality and safety of the Inveresk northern access point, it's proposed to construct a right-turn lane in the centre of the road.

9. Lower Charles Street Bridge - Goderich Street/Lindsay Street Intersection

The State Government has committed \$40M to expand capacity of the Charles Street Bridge for through traffic and redesign the local Invermay network. This is to address congestion from major new commercial developments and relocation of the University of Tasmania to Inveresk. This will be delivered under a five year Government program.

As part of this package the State Government will investigate opportunities to widen the bridge, reduce major flood impact on the structure / road and generally improve the long-term performance of the Goderich Street / Charles Street corridor for all road users.

This investigation, and final adopted design, will have an impact on the functionality of the Goderich Street / Lindsay Street intersection and limit many short-term opportunities to modify the intersection, without costly re-work of the intersection.

The elements currently identified are the protection of east-west and north-south pedestrian and cycling movements, and general access for local residential and businesses.

10. Lindsay Street (East) - Street Improvements

Lindsay Street (east) is an important link between Goderich Street and Invermay Road and provides access to the central Invermay residential and commercial area. The street adjoins the Launceston Levee Trail and will provide an attractive green corridor for pedestrian and cyclists moving between North Bank, Lindsay Street Precinct and the Inveresk Precinct.

It's proposed that Lindsay Street (east) be upgraded over the medium term, including improvements to street lighting, signage, street trees and landscaping.

The Council proposes to upgrade the street over the next 6 months, including improvements to kerb and channel, street lighting, paths, street trees and landscaping.

11. Holbrook Street (south)- Bike lanes and Street Improvement

Holbrook Street (south) is a north to south street running between Forster Street and Lindsay Street (east) and has attractive tree lined medians along the full length of the street.

It's proposed that Holbrook Street (south) be upgraded over the medium term, including improvement to bike lanes, street lighting, street trees, landscaping, signage and reconfiguration of on-street parking.

12. Gleadow Street (East)- Bike Trail and Street Improvements

Gleadow Street (east) runs between Goderich Street and Invermay Road and largely services local traffic. The street has two prominent sections, one being the western residential end that is a no-through road and the eastern end that services a mix of local businesses.

The aim of the Gleadow Street (east) project is to connect the current University Bike Trail along Goderich Street (west side) to the Inveresk Precinct.

It's proposed that Gleadow Street (east) be upgraded over the medium term, including construction of a bike trail or shared path, and improvement to street lighting, street trees and signage.

13. Churchill Drive – Road Widening (NEW PROJECT)

Churchill Park Drive runs from the northern limit of the Inveresk Precinct through the Churchill Park sports and recreation precinct.

The aim of the road widening project is to ensure the safe operation of the Churchill Park Drive corridor to meet the needs of Inveresk users, local business and the Churchill Park precinct, including the width of traffic lanes and on-street parking and general pedestrian movement around the area.

19 CORPORATE SERVICES DIRECTORATE ITEMS**19.1 Budget Amendments 2018/2019****FILE NO:** SF6640**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider changes to the Council's 2018/2019 Statutory Estimates.

This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993.

RECOMMENDATION:

That Council, by absolute majority:

1. pursuant to section 82(4) of the *Local Government Act 1993*, approves the following amendments to the 2018/2019 Statutory Estimates:
 - (a) Revenue
 - (i) the net decrease in revenue from external grants and contributions of \$128,246.
 - (ii) the decrease in revenue of \$1,150,000.
 - (b) Expenditure
 - (i) the net increase in expenditure from transfers from capital to operations of \$622,594.
 - (ii) the net increase in expenditure from transfers from capital to operations of \$305,436 as well as additional funding required of \$165,800 adding to a combined total of \$471,236.
 - (iii) the net increase in operating expenditure of \$220,000.
 - (c) Capital Works Expenditure
 - (i) the net decrease in expenditure from external funds of \$128,246.
 - (ii) the increase in capital expenditure of \$476,923 funded from insurance recovery in 2017/2018 financial year.
 - (iii) the decrease in expenditure from net transfers between capital and operations of \$622,594.
 - (iv) the decrease in expenditure from net transfers from capital of \$36,187.
 - (v) the decrease in expenditure from net transfers from capital to operations of \$305,436.
-

19.1 Budget Amendments 2018/2019 ...(Cont'd)

2. notes that amendments from item 1 result in:
- (a) the operating surplus being amended to \$13,470,039 (including capital grants of \$15,747,423) for 2018/2019.
 - (b) the capital budget being increased to \$34,960,129 for 2018/2019.

REPORT:

The budget amendments are changes to the Statutory Estimates that require a Council decision. The proposed budget amendments are a mixture of accounting treatment changes from Capital to Operations, insurance recovery funds received, other external funds changes, capital reallocations, operating expense and revenue amendments.

It is also important to recognise that the externally audited underlying result for the 2017/2018 financial year was a \$3.3m surplus. It is expected that the long term financial plan (LTFP) will have years where deficits are budgeted so long as over multiple years the LTFP delivers modest surpluses thereby ensuring the Council remains sustainable.

	Operations	Capital
	\$'000	\$'000
Statutory Budget as at 1/07/2018	1,181	20,695
Adjustments approved by Council to 31/07/2018	14,881	14,881
Balance Previously Advised as at 31/07/2018	<u>16,062</u>	<u>35,576</u>
Operations Expense Reduction	(220)	-
Operations Revenue Reduction	(1,150)	-
Capital to Operations	(623)	(623)
External Funds	(128)	(128)
Insurance Funds Allocation Riverbend Park	-	477
Capital Project Amendments	-	(36)
Capital to Operations Amendments	(471)	(305)
Statutory Budget as at 30/09/2018	<u>13,470</u>	<u>34,961</u>
Deduct Capital Grants and Contributions	<u>(15,747)</u>	
Underlying Operating Budget Deficit	<u>(2,277)</u>	

The above 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:

19.1 Budget Amendments 2018/2019 ...(Cont'd)

1(a) The following items have been affected by external funding changes and affect both the Capital and Operations budgets.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10075.12160	Roads Capital Grants	(\$1,436,000)	-	\$250,000	(\$1,186,000)
CP23831	Launceston Traffic Signal Upgrade	\$250,000	\$250,000	-	-
G10075.12160	Roads Capital Grants	(\$1,186,000)	\$275,754	-	(\$1,461,754)
CP23724	Hillside Crescent (Stone-Bourke) Retain Wall	\$1,014,000	-	\$275,754	\$1,289,754
	Totals	(\$1,358,000)	\$525,754	\$525,754	(\$1,358,000)

The project scope of works:

There has been an allocation of \$250,000 Roads to Recovery funding applied to Project 23831 Launceston Traffic Signal Upgrade, which is to be staged over three years. As this is the final year for this round of Roads to Recovery funding, it has been determined that the \$250,000 funding be reallocated from Project 23831 Launceston Traffic Signal Upgrade to Project 23754 Hillside Crescent (Stone-Bourke) Retaining Wall. The remaining available Roads to Recovery amount of \$25,754 has also been added to Hillside Crescent. This will bring the total Roads to Recovery amount to \$600,754.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10075.12560	Roads Capital Contributions	(\$1,461,754)	-	\$234,000	(\$1,227,754)
CP23540	Cimitiere Street Road Reconstruction	\$1,904,701	(\$234,000)	-	\$1,670,701
	Totals	\$442,947	(\$234,000)	\$234,000	\$442,947

The project scope of works:

This project was originally nominated for Roads to Recovery funding to install sub soil drainage. Further investigation determined that a full road reconstruction was required and the project was withdrawn from Roads to Recovery. The external funding for this was \$234,000 and this now needs to be removed as a budget line on the project. The Roads to Recovery funding has been fully allocated for this round of funding and the \$234,000 is not available.

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10066.12160	Capital Grants Sporting Grounds	(\$160,000)	(\$80,000)	-	(\$240,000)
CP23940	Hoblers Bridge Netball Centre Facilities	-	-	\$80,000	\$80,000
	Totals	(\$160,000)	(\$80,000)	\$80,000	\$160,000

The project scope of works:

2018 Election Commitment grant from the Department of Communities Tasmania.

Summary Table

External Funding	Operations	Capital
R2R Hillside Crescent (Stone-Bourke) Retaining Wall	(\$275,754)	\$275,754
R2R Launceston Traffic Signal Upgrade	\$250,000	(\$250,000)
R2R Cimitiere Street Road Reconstruction	\$234,000	(\$234,000)
Hoblers Bridget Netball Centre Facilities	(\$80,000)	\$80,000
TOTAL	\$128,246	(\$128,246)

1(b) The following item has been affected by an allocation of insurance recovery funds and affects the Capital budget.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP20884	Riverbend Park - Amenities Building	\$5,697,253	-	\$476,923	\$6,174,176
	Totals	\$5,697,253	-	\$476,923	\$6,174,176

The project scope of works:

On 7 December 2016 an arson attack occurred on the administration building at the Council's Lamont Street Depot. It was agreed, with Council's insurer, to receive a settlement of \$476,923, with the insurer approving the use of these funds to construct an amenities building at Riverbend Park (North Bank) as an alternative building under the reinstatement provisions of Council's insurance policy. This budget amendment is to increase the budget on the North Bank Capital Project for the insurance settlement received in 2017/2018.

19.1 Budget Amendments 2018/2019 ...(Cont'd)

1(c) The following items have been affected by a change in accounting treatment and cannot be capitalised as intangible assets and need to be reallocated from Capital to Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23891	Management Plan Bushland Reserves	\$45,000	(\$45,000)	-	-
OP22714	Management Plan Bushland Reserves	-	-	\$45,000	\$45,000
CP23859	Duck Reach Interpretation Improvements	\$75,000	(\$23,800)	-	\$51,200
OP22718	Duck Reach Master Plan	-	-	\$23,800	\$23,800
CP23780	UTAS/Inveresk Master Plan	\$34,747	(\$34,747)	-	-
OP22711	UTAS/Inveresk Master Plan	-	-	\$34,747	\$34,747
CP23862	Relbia Area Review	\$50,000	(\$50,000)	-	-
OP22716	Relbia Area Review	-	-	\$50,000	\$50,000
CP21504	Launceston Heritage List Review	\$75,444	(\$75,444)	-	-
OP22722	Launceston Heritage List Review	-	-	\$75,444	\$75,444
CP23599	Launceston Planning Scheme	\$43,603	(\$43,603)	-	-
OP22723	Launceston Planning Scheme	-	-	\$43,603	\$43,603
CP23880	Town Hall External Fabric Refurbishment	\$220,000	(\$100,000)	-	\$120,000
Major Ops Project	Town Hall Painting	-	-	\$100,000	\$100,000
CP23831	Launceston Traffic Signal Upgrade	\$250,000	(\$250,000)	-	-
Major Ops Project	Launceston Traffic Signal Upgrade	-	-	\$250,000	\$250,000
	Total	\$793,794	(\$622,594)	\$622,594	\$793,794

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Summary Table

Capital to Operations	Operations	Capital
Management Plan Bushland Reserves	\$45,000	(\$45,000)
Duck Reach Interpretation Improvements	\$23,800	(\$23,800)
UTAS/Inveresk Master Plan	\$34,747	(\$34,747)
Relbia Area Review	\$50,000	(\$50,000)
Launceston Heritage List Review	\$75,444	(\$75,444)
Launceston Planning Scheme	\$43,603	(\$43,603)
Town Hall External Fabric Refurbishment	\$100,000	(\$100,000)
Launceston Traffic Signal Upgrade	\$250,000	(\$250,000)
TOTAL	\$622,594	(\$622,594)

1(d) Due to revised cost forecasts on a number of priority projects it has been necessary to amend project budgets to ensure the 2018/2019 capital budget is not exceeded. The following movements actually reduce the capital budget spend by \$36,187.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23898	Charles/William Street - Intersection Improvement	\$150,000	(\$121,430)	-	\$28,570
CP23899	Cimitiere Street - Tamar to George - Road Reconstruction	\$1,500,000	(\$1,350,000)	-	\$150,000
CP23761	Frederick Street Bluestone Kerb Renewal	\$104,000	(\$100,000)	-	\$4,000
CP23723	High/Howick Streets Traffic Signals	\$200,000	(\$190,000)	-	\$10,000
CP23900	Invermay/Lindsay Streets - Traffic Signals	\$750,000	(\$698,200)	-	\$51,800
CP23832	North Bank and Lindsay Street Project	\$1,450,000	(\$950,000)	-	\$500,000
CP23878	Windermere Road - Shoulder Widening	\$250,000	(\$240,000)	-	\$10,000
CP23822	Burns Creek Road - Bridge Replacement (Br#613)	\$150,000	-	\$120,000	\$270,000
CP23896	Charles/Cimitiere Streets - Footpath and Intersection Improvement	\$75,000	-	\$125,000	\$200,000
CP23540	Cimitiere Street Road Reconstruction	\$1,670,701	-	\$200,000	\$1,870,701

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23861	Hoblers Bridge Soccer Drainage	\$70,000	-	\$35,443	\$105,443
CP23829	Invermay Levee - Additional Stabilisation Works	\$800,000	-	\$200,000	\$1,000,000
CP23928	Lindsay/Gleadow Link Road	\$840,000	-	\$100,000	\$940,000
CP23661	Reimagining the Cataract Gorge 2017/2018/2019	\$1,311,912	-	\$127,000	\$1,438,912
CP23877	Venn Road - Piper River Bridge (Br#667)	\$150,000	-	\$100,000	\$250,000
CP23757	Westbury Road Embankment/Surface/Kerb	\$70,000	-	\$120,000	\$190,000
CP23943	Granville Street - Retaining Wall and Kerb Works	-	-	\$650,000	\$650,000
CP23942	City Park Duck Pond Repair Works	-	-	\$100,000	\$100,000
CP23399	Civic Square Redevelopment	\$6,800,000	-	\$200,000	\$7,000,000
CP20884	North Bank Master Plan	\$6,174,175	-	\$2,250,000	\$8,424,175
CP23834	Major Plant Replacement 2018/2019 PURCHASE	\$2,826,784	-	\$1,060,000	\$3,886,784
	Totals	\$25,342,572	(\$3,649,630)	\$5,387,443	\$27,080,385

The project scope of work:

Charles/William Street - Intersection Improvement: Complete design 2018-2019 (noting long lead times and challenges with DSG (signals) and TasNetworks (lighting)). Works to be completed in 2019-2020. Redistribute funds to other projects. Create replacement budget bid for 2019-2020.

Cimitiere Street - Tamar to George - Road Reconstruction: Complete all design and critical utility works during 2018-2019. Await further clarity around Verge and Fragrance Hotels and any road works. Complete works in 2019-2020. Redistribute funds to other projects. Create replacement budget bid for 2019-2020.

Frederick Street Bluestone Kerb Renewal: Project put on hold. Use funds for other high priority projects. Redistribute funds to other projects. Create replacement budget bid for 2020-2021.

High/Howick Streets Traffic Signals: Project put on hold. Use funds for other high priority projects. Redistribute funds to other projects. Create replacement budget bid for 2019-2020.

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Invermay Road/Lindsay Street - Traffic Signals: Defer project until 2019-2020. New budget bid for the project.

North Bank and Lindsay Street Project: To be re-allocated to North Bank project in Major Projects.

Windermere Road - Shoulder Widening: Defer project until 2019-2020. New budget bid for the project.

Burns Creek Road - Bridge Replacement (Br#613): Bridge abutments now require replacement, increasing the tender cost.

Charles/Cimitiere Streets - Footpath and Intersection Improvement: CH Smith work along Charles Street required change in kerb and footpath levels. Results in an opportunity to improve parking and street scape environment.

Cimitiere Street Road Reconstruction: Additional funds needed to complete balance of work.

Hoblers Bridge Soccer Drainage: Quote has come back over original budget.

Invermay Levee - Additional Stabilisation Works: The nature of these emergency works has required additional site works to restore the levee to current level of service.

Lindsay/Gleadow Link Road: Likely escalation of costs due to changed delivery model.

Reimagining the Cataract Gorge 2017/2018/2019: Additional costs have been incurred including additional expenditure to have survey levels redone and designs re-done to new levels, additional storm water and drainage works included in scope and also tender submissions for landscape components have come in higher than the estimates from our design consultant.

Venn Road - Piper River Bridge (Br#667): Bridge abutments now require replacement, increasing the tender cost.

Westbury Road Embankment Feasibility Study: Urgent work required to rectify landslip/settlement along Westbury Road.

Granville Street - Retaining Wall and Kerb Works: Two land slips have occurred on the site requiring urgent advancement of kerb, retaining wall and railing budget (was programmed for 2019-2020).

19.1 Budget Amendments 2018/2019 ...(Cont'd)

City Park Duck Pond Repair Works: Cracking and leakage of water requires urgent repair.

Civic Square Redevelopment: Works at Macquarie House has triggered the need to review the fountain operations.

North Bank Master Plan: Tender submissions have come in higher than original estimate. Scope of works have been reduced to meet these costs where possible.

Major Plant Replacement: \$1,060,000 of unspent capital funds from 2017/2018 were not carried over but are now required in 2018/2019 project to fund planned plant replacements.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP21502	Macquarie House Redevelopment Project	\$3,340,000	-	\$200,000	\$3,540,000
CP23922	Town Hall and Annexe Refurbishment	\$1,700,000	(\$1,000,000)	-	\$700,000
CP23927	St John Street Building Purchase	\$1,300,000	(\$1,300,000)	-	-
CP23663	CH Smith Car Park	\$9,005,000	-	\$236,000	\$9,241,000
CP23908	Launceston Aquatic Centre Master Plan	\$80,000	(\$60,000)	-	\$20,000
	Totals	\$15,425,000	(\$2,360,000)	\$436,000	\$13,501,000

The project scope of works:

Macquarie House: Project has nil contingency. There are currently known and forecast variations of \$120K with an additional \$80K contingency for future variations. This equates to 6% of total project cost.

CH Smith Car Park: The project was for 300 car spaces, the additional variations are for two additional car spaces (\$60K), Canal Street civil works (\$41K), Lift Foyer (\$40K), Cable Trays (\$46K) plus other variations and planning costs. This equates to 2.6% of total project cost.

Launceston Aquatic Centre Masterplan: Budget reduced by \$60K as part of cost savings. Project under review.

St John Street Building Purchase: Project cancelled.

Town Hall and Annexe Refurbishment Project: Budget reduced by \$1M as part of cost savings. Project scope under review.

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23888	Cemetery Master Plan	\$50,000	(\$50,000)	-	-
	Totals	\$50,000	(\$50,000)	-	-

The project scope of works:

This project has been cancelled.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23678	North Bank Pedestrian Bridge	\$3,400,000	-	\$200,000	\$3,600,000
	TOTALS	\$3,400,000	-	\$200,000	\$3,600,000

The project scope of works:

Funding in the sum of \$200,000 is being transferred to cover the additional expenditure on this project.

Summary Table

Capital Amendments	Capital
Charles/William Streets - Intersection Improvement	(\$121,430)
Cimitiere Street - Tamar to George - Road Reconstruction	(\$1,350,000)
Frederick Street Bluestone Kerb Renewal	(\$100,000)
High/Howick Streets Traffic Signals	(\$190,000)
Invermay Road/Lindsay Street - Traffic Signals	(\$698,200)
North Bank and Lindsay Street Project	(\$950,000)
Windermere Road - Shoulder Widening	(\$240,000)
Burns Creek Road - Bridge Replacement (Br#613)	\$120,000
Charles/Cimitiere Streets - Footpath and Intersection Improvement	\$125,000
Cimitiere Street Road Reconstruction	\$200,000
Hoblers Bridge Soccer Drainage	\$35,443
Invermay Levee - Additional Stabilisation Works	\$200,000
Lindsay/Gleadow Link Road	\$100,000
Reimagining the Cataract Gorge 2017/2018/2019	\$127,000
Venn Road - Piper River Bridge (Br#667)	\$100,000
Westbury Road Embankment/Surface/Kerb	\$120,000
Granville Street - Retaining Wall and Kerb Works	\$650,000
City Park Duck Pond Repair Works	\$100,000

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Capital Amendments	Capital
Civic Square Redevelopment	\$200,000
North Bank Master Plan	\$2,250,000
Major Plant Replacement 2018/2019	\$1,060,000
Macquarie House Redevelopment Project	\$200,000
Town Hall and Annexe Refurbishment Project	(\$1,000,000)
St John Street Building Purchase	(\$1,300,000)
CH Smith Car Park	\$236,000
Launceston Aquatic Centre Masterplan	(\$60,000)
Cemetery Master Plan	(\$50,000)
North Bank Pedestrian Bridge	\$200,000
TOTAL	(\$36,187)

1(e) The following items need to be reallocated from Capital to Operations as well as additional operations funding of \$165,800 required to deliver urgent work on Strathroy, St Leonards and other planning projects.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23600	Planning Scheme Scenic Protection Code	\$21,889	(\$21,889)	-	-
CP23722	GLP Natural Heritage/Biodiversity Management	\$25,000	(\$25,000)	-	-
CP21503	Conversion of the Planning Scheme	\$27,656	(\$27,656)	-	-
OP22721	Conversion of the Planning Scheme	-	-	\$47,456	\$47,456
CP21803	St Leonards Strategy	\$75,891	(\$75,891)	-	-
OP22725	St Leonards Residential Growth	-	-	\$112,780	\$112,780
CP23190	GLP Northern Suburbs Development Strategy	\$155,000	(\$155,000)	-	-
OP22720	Strathroy Residential Growth	-	-	\$152,000	\$152,000
OP22724	Launceston CBD Building Heights and Massing Study	-	-	\$64,000	\$64,000
OP22709	Launceston Building Development Guidelines	-	-	\$65,000	\$65,000
OP22730	LCH Urban Design Guidelines	-	-	\$30,000	\$30,000
	Totals	\$305,436	(\$305,436)	\$471,236	\$471,236

19.1 Budget Amendments 2018/2019 ...(Cont'd)

The project scope of works:

These items have been affected by a change in accounting treatment and cannot be capitalised as intangible assets, this has required the costs and budget to be transferred from capital to major operations. An additional \$165,800 has also been added to enable urgent residential growth planning to be completed in 2018/2019.

Summary Table

Capital to Operations Amendments	Operations	Capital
Planning Scheme Scenic Protection Code	\$0	(\$21,889)
GLP Natural Heritage/Biodiversity Management	\$0	(\$25,000)
Conversion of the Planning Scheme	\$0	(\$27,656)
Conversion of the Planning Scheme	\$47,456	\$0
St Leonards Strategy	\$0	(\$75,891)
St Leonards Residential Growth	\$112,780	\$0
GLP Northern Suburbs Development Strategy	\$0	(\$155,000)
Strathroy Residential Growth	\$152,000	\$0
Launceston CBD Building Heights and Massing Study	\$64,000	\$0
Launceston Building Development Guidelines	\$65,000	\$0
LCH Urban Design Guidelines	\$30,000	\$0
TOTAL	\$471,236	(\$305,436)

1(f) The following 2018/2019 operations expense and revenue budget items require amending:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
<u>Expenses</u>					
Major Ops Project	Community Engagement Project	-	-	\$200,000	\$200,000
Operations	Riverbend operations expenditure costed to Capital	-	(\$200,000)	-	(\$200,000)
Operations	Other ISD operations expenditure costed to Capital	-	(\$150,000)	-	(\$150,000)
Operations	Parking Facilities Assessment	-	-	\$20,000	\$20,000
Major Ops	Pound and Shelter Service Agreement	-	-	230,000	230,000
Major Ops	Infrastructure Planning for St Leonards and Strathroy Subdivision	-	-	120,000	120,000

19.1 Budget Amendments 2018/2019 ...(Cont'd)

<u>Revenues</u>					
Grant Income	Roads to Recovery Operational grant income	(\$560,000)	\$560,000	-	-
Other Income	Dispute Settlement Income	(\$590,000)	\$590,000	-	-

Community Engagement Project

Council has an ambitious community engagement program in 2018/2019 with these funds proposed to:

- Engage a consultant to support development of an engagement program for the next 18 months.
- Provide community engagement training for staff.
- Develop a framework to support contemporary community engagement practices.

Riverbend operations expenditure costed to Capital

The Team Leader of Riverbend Park has been appointed and is working with construction contractors to ensure that what is built can be maintained. This labour cost will be capitalised.

Other ISD operations expenditure costed to Capital

To reduce the operational deficit in 2018/2019 it is planned to use Road Services to undertake some capital works to reduce expenditure in operations. This will result in some road repairs being delayed until 2019/2020.

Parking Facilities Assessment

Study of parking facilities to assess their capacity to accommodate forecast long term demands.

Roads to Recovery Operational grant income

Budgeted operations grant income will not be received in 2018/2019.

Dispute Settlement Income

Income budgeted in 2018/2019 was actually received in 2017/2018 which contributed to a larger underlying surplus in 2017/2018. This is a timing difference only but must be removed from the 2018/2019 operations budget.

Pound and Shelter Service Agreement

The adjustment is necessary to provide for the transition to a new operating model for the Launceston Pound and Regional Dog Shelter services following a review of operations undertaken by KPMG.

19.1 Budget Amendments 2018/2019 ...(Cont'd)

Infrastructure Planning for St Leonards and Strathroy Subdivision

Urgent work on the St Leonards and Strathroy subdivision needs to be commenced and this amendment provides an approved budget for this work.

Summary Table

Operations Expenses Amendments	Operations	Capital
Community Engagement Project	\$200,000	-
Riverbend operations expenditure costed to Capital	(\$200,000)	-
Other ISD operations expenditure costed to Capital	(\$150,000)	-
Parking Facilities Assessment	\$20,000	-
Pound and Shelter Service Agreement	\$230,000	-
Infrastructure Planning for St Leonards and Strathroy Subdivision	\$120,000	-
TOTAL	\$220,000	-

Operations Revenue Amendments	Operations	Capital
Roads to Recovery Operational grant income	(\$560,000)	-
Dispute Settlement Income	(\$590,000)	-
TOTAL	\$1,150,000	-

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
 Priority Area 8 - A secure, accountable and responsive Organisation
 Ten-year goals -
 To continue to ensure the long-term sustainability of our Organisation
 Key Directions -
 6. To maintain a financially sustainable organisation

19.1 Budget Amendments 2018/2019 ...(Cont'd)

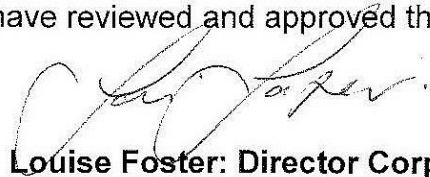
BUDGET & FINANCIAL ASPECTS:

As contained in the report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

19.2 Investment Policy (12-PI-002)**FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the updated Investment Policy (12-PI-002).

PREVIOUS COUNCIL CONSIDERATION:

Audit Panel - 27 September 2018 - Agenda Item 11.1 - Investment Policy Review

RECOMMENDATION:

That Council approves changes to the Investment Policy (12-PI-002).

Investment Policy (12-PI-002)**PURPOSE:**

To set the objectives for the investment of cash assets and provide the framework and risk profile for the formulation of Council's investment strategy by:

- Providing an authorising framework for control and security over cash assets.
- Mandating risk and diversification parameters for the investment of Council's cash assets
- Ensuring funds are invested in accordance with the requirements of the *Local Government Act 1993*.

SCOPE:

This policy applies to all cash funds owned or controlled by Council, with the following exceptions:

- Loans made and authorised by Council to external bodies.
- Investments other than for the management of cash funds.
- Cash held by special committees.
- Superannuation Funds.
- Trust funds administered under separate deeds.

POLICY:**OBJECTIVE**

The investment objective for Council's cash assets will be to optimise the investment return within the risk parameters of this policy.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

AUTHORISING FRAMEWORK**Authorities****Policy**

Council is the approving authority for the formulation of and variations to the Investment Policy.

Cash assets will be invested consistent with this policy.

Strategy

The General Manager is the approving authority for the Investment Strategy.

Changes to Strategy

The Director Corporate Services may authorise a strategy review in response to changes of market conditions or market products

Legislation

Under section 75, *Local Government Act 1993*, a Council may invest any money:

- (a) In any manner in which a trustee is authorised by law to invest trust funds; and
- (b) In any investment the Treasurer approves.

ControlsTransfer of funds

Each investment will have a minimum of five and require two, authorised signatures before funds are transferred.

Funds held other than in the trading account must, where possible, be on the condition that any redemption will only be transferred into Council's trading account.

Where institutions are unable to provide this facility the Director Corporate Services is to ensure adequate controls exist to protect the Council's cash assets.

Signatories

Signatories are to be divided into signing officers and counter signing officers. The transfer of funds is to require two signing officers or one signing and one counter signing officer.

The signatories are to be as specified in 12-PI-027 Bank Signatory Policy.

Separation of Duties

The Council Officer responsible for the monitoring, reconciling and reporting of Council's cash resources must not be a signatory to any account.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

RISK

Approach to Risk

Council officers will take a conservative approach to assessing risk. The assessment of risk will extend beyond the investment rating of the institution. Schedule 1 outlines some of the risks and the approach Council will take. The supply of investment products is an ever developing market, and as such the risks outlined should not be regarded as exhaustive.

Investment Advisor

Council staff will use the services of appropriately qualified investment advisors to assist with monitoring of investment performance, strategy development and choice of investments whenever investments are made in managed funds or similar. An investment advisor is not required when cash funds are invested as direct (or term) deposits as set out below.

Investment Parameters

Council's cash assets will only be invested in cash investments, that is they are not to be:

- (a) invested in equities.
- (b) invested in structured products

When assessing investment products Council officers will be vigilant for products that meet the legal requirements to be sold as a cash product while the underlying investments is equities, structured debt or other non-cash assets.

Duration

When assessing fixed term investments Council officers will determine the cash flow requirements to ensure that sufficient liquidity remains for Council to meet its obligations.

Diversification

The amount invested with any one financial institution or managed fund should not exceed the following percentages of funds invested:

Direct Deposits

<u>Long Short Term</u> Rating (Standard and Poors)	Maximum Percentage of Total Investments	Single Institution Maximum Percentage of Total Investments
AA	100%	<u>65%</u>
A	Nil	Nil
BBB and below	Nil	Nil

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Managed funds

(Standard and Poors)	Single Fund Maximum Percentage of Total Investments	Single Institution Maximum Percentage of Total Investments
AAA	30%	45%
AA	30%	30%
A	<i>Nil</i>	<i>Nil</i>
<i>BBB and below</i>	<i>Nil</i>	<i>Nil</i>

Where Council invests with an institution both directly and/or via a managed fund a single maximum will apply to the total invested (ie. 45% not 90%).

STRATEGY

Methodology

Council staff in conjunction with the Council's independent investment advisor (if appointed) will monitor investment performance, strategy development and choice of investments within this policy.

As part of the budget process the Council will each year perform an analysis of cash needs both current and future. An Investment Strategy will be formulated to allocate cash resources in a manner that optimises return over the allocation duration within the confines of the risk profile defined in this policy.

Investment Strategy

The investment strategy will be reviewed each year and submitted to the General Manager for approval.

The Investment Strategy will contain:

- A breakdown of Council funds by class according to:
 - Trading funds
 - Working Capital
 - Conditional Funding
 - Cash backed reserves
 - Strategic funds
- The target investment duration
- How funds will be invested
- The target return for funds
- The name of Council's investment advisor (if appointed)

Once formulated the Investment Strategy must be approved by the General Manager before any changes in investments can be made.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Choice of investment

Investing officers may invest differently from advisers recommendations provided that:

- (a) The investment complies with all other requirements of this policy
- (b) The investment is in accordance with the Investment Strategy
- (c) The investment is approved by the Director Corporate Services

Any variation from the adviser's recommendations shall be reported to the next meeting of the Audit Panel.

Market conditions

The Director Corporate Services may authorise a strategy review in response to changes of market conditions or market products.

REPORTING

The Manager Finance is responsible for the preparation each month of a report of cash investment balances, returns and performance to benchmark for the month and financial year to date.

- (a) A regular report will be provided to the Audit Panel, detailing the investment performance to strategy and counterparty percentage exposure of total portfolio.
- (b) Investment performance shall be measured against the Official Cash Rate.

For audit purposes, certificates must be obtained from the banks/fund managers confirming the amounts of investment held on Council's behalf at 30 June each year.

PRINCIPLES:

Council's Organisational Values apply to all activities

RELATED POLICIES & PROCEDURES:

12-PI-015 Investment Strategy

RELATED LEGISLATION:

Trustee Act 1898 – As Amended
Local Government Act 1993

REFERENCES:

Common law responsibilities - The *Local Government Act 1993* permits investment in any investment which a trustee is authorised by law to invest trust funds.

The *Trustee Act 1898* Part II Investments, requires that all investments are to be made exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of another person. The interpretation of these is a matter of common law.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Section 75, *Local Government Act 1993*

Standard and Poors Credit Ratings Definitions

DEFINITIONS:**Authorised deposit-taking institution (ADI)**

A body corporate in relation to which an authority under Section 9 (3) of the *Banking Act* (No 6 of 1959 as amended) is in force. At the time of producing this policy these included prescribed banks, building societies and credit unions.

Conservative Approach to Risk

An investing strategy that seeks to preserve an investment portfolio's value by investing in lower risk products.

Equities

Investments in the share capital of firms either directly or through managed funds or derivatives.

Financial institution

Any authorised deposit-taking institution authorised under the *Trustee Act 1898* to receive deposits.

Investment arrangement

Any authorised deposit taking institution or the manager of any authorised deposit taking institution, authorised under the *Trustee Act 1898* to receive fixed deposits.

Standard and Poors

A rating agency that assesses capacity of an obligor to meet its financial obligations.

Stress testing

Analysis of the institution or product to determine its ability to maintain the investment balance during a down turn in market factors that affect the investment product.

Structured products

Managed Funds or Floating Rate Notes where the underlying investment is a securitised instrument.

Official Cash Rate (OCR)

The Official Cash Rate is the interest rate paid by banks in the overnight money market in Australia and is regulated by the Reserve Bank of Australia.

Sector

The asset class in which funds are invested eg. government, corporate, asset backed etc.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

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.

SCHEDULE 1**RISKS****Risk Profile**

Council officers will take a conservative approach to assessing risk.

Diversification Risk

The risk associated with the size of loss relative to the total portfolio from placing investments with a single or relatively small number of funds, notes or product styles.

Council officers will be diligent when placing investments such as managed funds or floating rate notes to avoid products that have invested in the same underlying assets.

Duration Risk

When selecting investment products with a duration beyond 48 hours, particular attention is to be given to what is being rated, principal and interest, principal or principal at maturity. For products where the rating is for principal only or principal at maturity, the risk of losing income can increase with long duration products. The particular product should be assessed on the probability of capital loss, return loss and inflation erosion.

Council funds will not be invested in long duration products with a high principal on maturity rating based on a third party underwriting.

Institution Risk

The risk associated with concentrating the portfolio with one institution.

Finance staff will actively monitor the portfolio to identify both the fund manager and the investing institution for investments held and maintain the portfolio within the investment parameters.

Product Risk

A number of State Governments have strict statutory controls on the type of products and markets that local government may invest in. As a result there are products in the market structured so that they fit the definition of a highly rated cash investment while the fund has a high (up to 100%) exposure to equities or structured debt products. Council funds will not be invested in these products.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Any product offering significantly higher return than its peers must have undergone stress testing for both return and capital loss and the product endorsed in writing by the Council's investment advisor, before any funds are invested.

All investment products should also be reviewed on the basis that the investment adheres to the intent as well as the letter of this policy.

Sector Risk

Sector Risk refers to the risk associated with having a high portion of a portfolio exposes to the same market sector.

A portfolio can be diversified across institutions but if they have all invested in the same market sector the level of exposure to that market is increased.

The Finance Department will also monitor the total asset allocations of the portfolio across all investments to ensure sector risk allocations are identified and managed.

SCHEDULE 2**Standard and Poors Credit Ratings Definitions**

From the Standard and Poors Website 2017

What are credit ratings?

Credit ratings are opinions about credit risk. Our ratings express our opinion about the ability and willingness of an issuer, such as a corporation or state or city government, to meet its financial obligations in full and on time.

Credit ratings can also speak to the credit quality of an individual debt issue, such as a corporate or municipal bond, and the relative likelihood that the issue may default.

Credit ratings are not absolute measure of default probability. Since there are future events and developments that cannot be foreseen, the assignment of credit ratings is not an exact science. Credit ratings are not intended as guarantees of credit quality or as exact measures of the probability that a particular issuer or debt issue will default.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Long-Term Issue Credit Ratings*	
Category	Definition
AAA	An obligation rated 'AAA' has the highest rating assigned by S&P Global Ratings. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
AA	An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.
A	An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.
BBB	An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
BB; B; CCC; CC; and C	Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.
BB	An obligation rated 'BB' is less vulnerable to non-payment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.
B	An obligation rated 'B' is more vulnerable to non-payment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.
CCC	An obligation rated 'CCC' is currently vulnerable to non-payment, and is dependent upon favourable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Long-Term Issue Credit Ratings*	
Category	Definition
CC	An obligation rated 'CC' is currently highly vulnerable to non-payment. The 'CC' rating is used when a default has not yet occurred, but S&P Global Ratings expects default to be a virtual certainty, regardless of the anticipated time to default.
C	An obligation rated 'C' is currently highly vulnerable to non-payment, and the obligation is expected to have lower relative seniority or lower ultimate recovery compared to obligations that are rated higher.
D	An obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless S&P Global Ratings believes that such payments will be made within five business days in the absence of a stated grace period or within the earlier of the stated grace period or 30 calendar days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.
NR	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating, or that S&P Global Ratings does not rate a particular obligation as a matter of policy.

Note: Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

Short-Term Issue Credit Ratings	
Category	Definition
A-1	A short-term obligation rated 'A-1' is rated in the highest category by S&P Global Ratings. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A-2	A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

Short-Term Issue Credit Ratings	
Category	Definition
A-3	A short-term obligation rated 'A-3' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
B	A short-term obligation rated 'B' is regarded as vulnerable and has significant speculative characteristics. The obligor currently has the capacity to meet its financial commitments; however, it faces major ongoing uncertainties which could lead to the obligor's inadequate capacity to meet its financial commitments.
C	A short-term obligation rated 'C' is currently vulnerable to non-payment and is dependent upon favourable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation.
D	A short-term obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless S&P Global Ratings believes that such payments will be made within any stated grace period. However, any stated grace period longer than five business days will be treated as five business days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.

REPORT:

Proposed changes to Investment Policy (12-PI-002)

- The current Investment Policy sets a limit on the total funds that can be invested with any one institution. The current limit is a maximum of 45% of total funds with any one institution. This is a legacy figure from when the major portion of the portfolio was placed in managed funds. Since the GFC all funds have been placed on deposit with banks rated AA or higher.
- In the term deposit space there can be differentials in rates offered by the major banks in excess of 20 basis points. The current institutional limit of 45% can and has resulted in a return loss.
- When investing in first ranked deposits with Australian AA rated banks the risk of a single bank failure resulting in a capital loss is extremely unlikely given the implied underwriting by the Federal Government. However, it should be recognised that this risk is not impossible.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

- Given that the risk of return loss is 100% probable and the risk of a capital loss is miniscule with a first ranked deposit in an Australian AA rated ADI the recommendation is to increase the institutional limit for first ranked deposits in AA or better banks from 45% to 65%.
- At an average differential of 10 basis points, this will increase investment returns by \$21,000.
- Changing the short term rating parameters to long term. Short term ratings are not as good a measure of an institutions strength as the long term rating.
- Changing the long term limit for A rated funds from 30% to nil. The premium offered for moving up the risk curve does not reflect the increase in liquidity risk.
- Changing the policy review period from two to three years.
- Updating the rating descriptors to the latest from Standard and Pooers.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To continue to ensure the long-term sustainability of our Organisation
Key Direction -
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

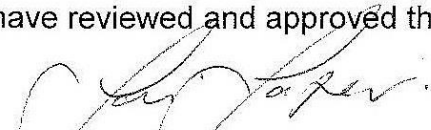
Not considered relevant to this report.

19.2 Investment Policy (12-PI-002) ...(Cont'd)

DISCLOSURE OF INTERESTS:

This document is for the internal use of City of Launceston.
The author is not a licensed financial advisor.

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



Louise Foster: Director Corporate Services

ATTACHMENTS:

1. Current Investment Policy (12-PI-002) with Proposed Changes
-

Attachment 1 - Current Investment Policy (12-PI-002) with Proposed Changes

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy**PURPOSE:**

To set the objectives for the investment of cash assets and provide the framework and risk profile for the formulation of Council's investment strategy by:

- Providing an authorising framework for control and security over cash assets.
- Mandating risk and diversification parameters for the investment of Council's cash assets
- Ensuring funds are invested in accordance with the requirements of the Local Government Act 1993.

SCOPE:

This policy applies to all cash funds owned or controlled by Council, with the following exceptions:

- Loans made and authorised by Council to external bodies.
- Investments other than for the management of cash funds.
- Cash held by special committees.
- Superannuation Funds.
- Trust funds administered under separate deeds.

POLICY:**OBJECTIVE**

The investment objective for Council's cash assets will be to optimise the investment return within the risk parameters of this policy.

AUTHORISING FRAMEWORK**Authorities
Policy**

Council is the approving authority for the formulation of and variations to the Investment Policy

Cash assets will be invested consistent with this policy

Strategy

The General Manager is the approving authority for the Investment Strategy.

Changes to Strategy

The Director Corporate Services may authorise a strategy review in response to changes of market conditions or market products

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy

Legislation

A Council may invest any money -

- (a) In any manner in which a trustee is authorised by law to invest trust funds; and
- (b) In any investment the Treasurer approves.

Section 75, Local Government Act 1993.

Controls

Transfer of funds

Each investment will have a minimum of five and require two, authorised signatures before funds are transferred.

Funds held other than in the trading account must, where possible, be on the condition that any redemption will only be transferred into Council's trading account.

Where institutions are unable to provide this facility the Director Corporate Services is to ensure adequate controls exist to protect the Council's cash assets.

Signatories

Signatories are to be divided into signing officers and counter signing officers.

The transfer of funds is to require two signing officers or one signing and one counter signing officer.

The signatories are to be as specified in 12-PI-027 Bank Signatory Policy.

Separation of Duties

The Council Officer responsible for the monitoring, reconciling and reporting of Council's cash resources must not be a signatory to any account.

RISK

Approach to Risk

Council officers will take a conservative approach to assessing risk.

The assessment of risk will extend beyond the investment rating of the institution. Schedule 1 outlines some of the risks and the approach Council will take. The supply of investment products is an ever developing market, and as such the risks outlined should not be regarded as exhaustive.

Investment Advisor

Council staff will use the services of appropriately qualified investment advisors to assist with monitoring of investment performance, strategy development and choice of investments whenever investments are made in managed funds or similar. An investment advisor is not required when cash funds are invested as direct (or term) deposits as set out below.

Launceston City Council
 Reference No. 12-PI-002
 Version: DRAFT
 Approved By: Council

Investment Policy

Investment Parameters

Council's cash assets will only be invested in cash investments, that is they are not to be:

- (a) invested in equities.
- (b) invested in structured products

When assessing investment products Council officers will be vigilant for products that meet the legal requirements to be sold as a cash product while the underlying investments is equities, structured debt or other non cash assets.

Duration

When assessing fixed term investments Council officers will determine the cash flow requirements to ensure that sufficient liquidity remains for Council to meet its obligations.

Diversification

The amount invested with any one financial institution or managed fund should not exceed the following percentages of funds invested:-

Direct Deposits

<u>Long Short Term Rating (Standard & Poors)</u>	Maximum Percentage of Total Investments	Single Institution Maximum Percentage of Total Investments
AA	100%	45% <u>65%</u>
A	Nil	Nil
BBB and below	Nil	Nil

Managed funds

(Standard & Poors)	Single Fund Maximum Percentage of Total Investments	Single Institution Maximum Percentage of Total Investments
AAA	30%	45%
AA	30%	30%
A	Nil	Nil
BBB and below	Nil	Nil

Where Council invests with an institution both directly and/or via a managed fund a single maximum will apply to the total invested (ie 45% not 90%).

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy

STRATEGY

Methodology

Council staff in conjunction with the Council's independent investment advisor (if appointed) will monitor investment performance, strategy development and choice of investments within this policy.

As part of the budget process the Council will each year perform an analysis of cash needs both current and future. An Investment Strategy will be formulated to allocate cash resources in a manner that optimises return over the allocation duration within the confines of the risk profile defined in this policy.

Investment Strategy

The investment strategy will be reviewed each year and submitted to the General Manager for approval.

The Investment Strategy will contain;

- A breakdown of Council funds by class according to:
 - Trading funds
 - Working Capital
 - Conditional Funding
 - Cash backed reserves
 - Strategic funds.
- The target investment duration
- How funds will be invested
- The target return for funds
- The name of Council's investment advisor (if appointed)

Once formulated the Investment Strategy must be approved by the General Manager before any changes in investments can be made.

Choice of investment

Investing officers may invest differently from advisers recommendations provided that:

- (a) The investment complies with all other requirements of this policy
- (b) The investment is in accordance with the Investment Strategy
- (c) The investment is approved by the Director Corporate Services

Any variation from the adviser's recommendations shall be reported to the next meeting of the Audit Panel.

Market conditions

The Director Corporate Services may authorise a strategy review in response to changes of market conditions or market products.

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy

REPORTING

The Manager Finance is responsible for the preparation each month of a report of investment balances, returns and performance to benchmark for the month and financial year to date.

- (a) A regular report will be provided to the Audit Panel, detailing the investment performance to strategy and counterparty percentage exposure of total portfolio.
- (b) Investment performance shall be measured against the Official Cash Rate.

For audit purposes, certificates must be obtained from the banks / fund managers confirming the amounts of investment held on Council's behalf at 30 June each year.

PRINCIPLES:

Council's Organisational Values apply to all activities

RELATED POLICIES & PROCEDURES:

[REDUNDANT - due to naming convention of original document -](#)

RELATED LEGISLATION:

Trustees Act 1898 – As Amended
Local Government Act 1993

REFERENCES:

Common law responsibilities - The Local Government Act 1993 permits investment in any investment which a trustee is authorised by law to invest trust funds.

The Trustee Act 1898 Part II Investments, requires that all investments are to be made exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of another person. The interpretation of these is a matter of common law.

Section 75, Local Government Act 1993

Standard and Poors Credit Ratings Definitions

DEFINITIONS:

Authorised deposit-taking institution (ADI)

A body corporate in relation to which an authority under Section 9 (3) of the Banking Act (No 6 of 1959 as amended) is in force. At the time of producing this policy these included prescribed banks, building societies and credit unions.

Launceston City Council
Reference No. 12-PI-002
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Investment Policy

Conservative Approach to Risk

An investing strategy that seeks to preserve an investment portfolio's value by investing in lower risk products.

Equities

Investments in the share capital of firms either directly or through managed funds or derivatives.

Financial institution

Any authorised deposit-taking institution authorised under the Trustee Act to receive deposits.

Investment arrangement

Any authorised deposit taking institution or the manager of any authorised deposit taking institution, authorised under the Trustee Act to receive fixed deposits.

Standard & Poors

A rating agency that assesses capacity of an obligor to meet its financial obligations.

Stress testing

Analysis of the institution or product to determine its ability to maintain the investment balance during a down turn in market factors that affect the investment product.

Structured products

Managed Funds or Floating Rate Notes where the underlying investment is a securitised instrument.

Official Cash Rate (OCR)

The Official Cash Rate is the interest rate paid by banks in the overnight money market in Australia and is regulated by the Reserve Bank of Australia.

Sector

The asset class in which funds are invested e.g. government, corporate, asset backed etc.

REVIEW:

This policy will be reviewed no more than 2 3 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy

SCHEDULE 1

RISKS

Risk Profile

Council officers will take a conservative approach to assessing risk.

Diversification Risk

The risk associated with the size of loss relative to the total portfolio from placing investments with a single or relatively small number of funds, notes or product styles.

Council officers will be diligent when placing investments such as managed funds or floating rate notes to avoid products that have invested in the same underlying assets.

Duration Risk

When selecting investment products with a duration beyond 48hr, particular attention is to be given to what is being rated, principal and interest, principal or principal at maturity. For products where the rating is for principal only or principal at maturity, the risk of losing income can increase with long duration products. The particular product should be assessed on the probability of capital loss, return loss and inflation erosion.

Council funds will not be invested in long duration products with a high principal on maturity rating based on a third party underwriting.

Institution Risk:

The risk associated with concentrating the portfolio with one institution.

Finance staff will actively monitor the portfolio to identify both the fund manager and the investing institution for investments held and maintain the portfolio within the investment parameters.

Product Risk

A number of State Governments have strict statutory controls on the type of products and markets that local government may invest in. As a result there are products in the market structured so that they fit the definition of a highly rated cash investment while the fund has a high (up to 100%) exposure to equities or structured debt products. Council funds will not be invested in these products.

Any product offering significantly higher return than its peers must have undergone stress testing for both return and capital loss and the product endorsed in writing by the Council's investment advisor, before any funds are invested.

Launceston City Council
Reference No. 12-PI-002
Version: DRAFT
Approved By: Council

Investment Policy

All investment products should also be reviewed on the basis that the investment adheres to the intent as well as the letter of this policy.

Sector Risk

Sector Risk refers to the risk associated with having a high portion of a portfolio exposes to the same market sector.

A portfolio can be diversified across institutions but if they have all invested in the same market sector the level of exposure to that market is increased.

The Finance Department will also monitor the total asset allocations of the portfolio across all investments to ensure sector risk allocations are identified and managed.

Launceston City Council
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Investment Policy

SCHEDULE 2

Standard and Poors Credit Ratings Definitions

From the Standard and Poors Website 2017

What are credit ratings

Credit ratings are opinions about credit risk. Our ratings express our opinion about the ability and willingness of an issuer, such as a corporation or state or city government, to meet its financial obligations in full and on time.

Credit ratings can also speak to the credit quality of an individual debt issue, such as a corporate or municipal bond, and the relative likelihood that the issue may default.

Credit ratings are not absolute measure of default probability. Since there are future events and developments that cannot be foreseen, the assignment of credit ratings is not an exact science. Credit ratings are not intended as guarantees of credit quality or as exact measures of the probability that a particular issuer or debt issue will default.

Long-Term Issue Credit Ratings*	
Category	Definition
AAA	An obligation rated 'AAA' has the highest rating assigned by S&P Global Ratings. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
AA	An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.
A	An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.
BBB	An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

NOTE: Do not print and store a copy of this document.
 Always use the Intranet copy to make sure that you have the latest version.
 Printed: 08/10/2018

Launceston City Council
 Reference No. 12-PI-002
 Version: DRAFT
 Approved By: Council

Investment Policy

Long-Term Issue Credit Ratings*	
Category	Definition
BB; B; CCC; CC; and C	Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.
BB	An obligation rated 'BB' is less vulnerable to nonpayment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.
B	An obligation rated 'B' is more vulnerable to nonpayment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.
CCC	An obligation rated 'CCC' is currently vulnerable to nonpayment, and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.
CC	An obligation rated 'CC' is currently highly vulnerable to nonpayment. The 'CC' rating is used when a default has not yet occurred, but S&P Global Ratings expects default to be a virtual certainty, regardless of the anticipated time to default.
C	An obligation rated 'C' is currently highly vulnerable to nonpayment, and the obligation is expected to have lower relative seniority or lower ultimate recovery compared to obligations that are rated higher.

Launceston City Council
 Reference No. 12-PI-002
 Version: DRAFT
 Approved By: Council

Investment Policy

Long-Term Issue Credit Ratings*	
Category	Definition
D	An obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless S&P Global Ratings believes that such payments will be made within five business days in the absence of a stated grace period or within the earlier of the stated grace period or 30 calendar days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.
NR	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating, or that S&P Global Ratings does not rate a particular obligation as a matter of policy.

Note: Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

Short-Term Issue Credit Ratings	
Category	Definition
A-1	A short-term obligation rated 'A-1' is rated in the highest category by S&P Global Ratings. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A-2	A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

Launceston City Council
 Reference No. 12-PI-002
 Version: DRAFT
 Approved By: Council

Investment Policy

Short-Term Issue Credit Ratings	
Category	Definition
A-3	A short-term obligation rated 'A-3' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
B	A short-term obligation rated 'B' is regarded as vulnerable and has significant speculative characteristics. The obligor currently has the capacity to meet its financial commitments; however, it faces major ongoing uncertainties which could lead to the obligor's inadequate capacity to meet its financial commitments.
C	A short-term obligation rated 'C' is currently vulnerable to nonpayment and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation.
D	A short-term obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless S&P Global Ratings believes that such payments will be made within any stated grace period. However, any stated grace period longer than five business days will be treated as five business days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.

(this schedule is an extract from Standard and Poors website Feb 2011)

~~Credit ratings are forward-looking opinions about credit risk. Standard & Poor's credit ratings express the agency's opinion about the ability and willingness of an issuer, such as a corporation or state or city government, to meet its financial obligations in full and on time.~~

~~Credit ratings can also speak to the credit quality of an individual debt issue, such as a corporate note, a municipal bond or a mortgage-backed security, and the relative likelihood that the issue may default.~~

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~~Ratings are provided by organisations such as Standard & Poor's, commonly called credit rating agencies, which specialise in evaluating credit risk.~~

~~Each agency applies its own methodology in measuring creditworthiness and uses a specific rating scale to publish its ratings opinions. Typically, ratings are expressed as letter grades that range, for example, from 'AAA' to 'D' to communicate the agency's opinion of relative level of credit risk.~~

What do the letter ratings mean

~~The general meaning of our credit rating opinions is summarized below.~~

AAA	Extremely strong capacity to meet financial commitments
AA	Very strong capacity to meet financial commitments
A	Strong capacity to meet financial commitments, but somewhat susceptible to adverse economic conditions and changes in circumstances
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions
BBB-	Considered lowest investment grade by market participants
BB+	Considered highest speculative grade by market participants
BB	Less vulnerable in the near term but faces major ongoing uncertainties to adverse business, financial and economic conditions
B	More vulnerable to adverse business, financial and economic conditions but currently has the capacity to meet financial commitments
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
CC	Currently highly vulnerable
C	Currently highly vulnerable obligations and other defined circumstances
D	Payment default on financial commitments

~~Note: Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.~~

Are Credit Ratings indicators of investment merit

~~While investors may use credit ratings in making investment decisions, Standard & Peers ratings are NOT indications of investment merit. In other words, the ratings are not buy, sell, or hold recommendations, or a measure of asset value. Nor are they intended to signal the suitability of an investment. They speak to one aspect of an investment decision – credit quality – which in some cases, may include our view of what investors can expect to recover in the event of default.~~

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~~In evaluating an investment, investors should consider, in addition to credit quality, the current make-up of their portfolios, their investment strategy and time horizon, their tolerance for risk, and an estimation of the security's relative value in comparison to other securities they might choose.~~

Why do Credit Ratings change

~~The reasons for ratings adjustments vary, and may be broadly related to overall shifts in the economy or business environment or more narrowly focused on circumstances affecting a specific industry, entity, or individual debt issue.~~

~~In some cases, changes in the business climate can affect the credit risk of a wide array of issuers and securities. For instance, new competition or technology, beyond what might have been expected and factored into the ratings, may hurt a company's expected earnings performance, which could lead to one or more rating downgrades over time. Growing or shrinking debt burdens, hefty capital spending requirements, and regulatory changes may also trigger ratings changes.~~

~~While some risk factors tend to affect all issuers – an example would be growing inflation that affects interest rate levels and the cost of capital – other risk factors may pertain only to a narrow group of issuers and debt issues. For instance, the creditworthiness of a state or municipality may be impacted by population shifts or lower incomes of taxpayers, which reduce tax receipts and ability to repay debt.~~

Are Credit Ratings absolute measures of default probability

~~Since there are future events and developments that cannot be foreseen, the assignment of credit ratings is not an exact science. For this reason, Standard & Poor's ratings opinions are not intended as guarantees of credit quality or as exact measures of the probability that a particular issuer or particular debt issue will default.~~

~~Instead, ratings express relative opinions about the creditworthiness of an issuer or credit quality of an individual debt issue, from strongest to weakest, within a universe of credit risk. The likelihood of default is the single most important factor in the assessment of creditworthiness.~~

19.3 Quarterly Progress Against 2018/2019 Annual Plan Actions for Period Ending 30 September 2018

FILE NO: SF6324

AUTHOR: Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the report on progress against Council's 2018/2019 Annual Plan Actions for the period ending 30 September 2018.

RECOMMENDATION:

That Council notes progress against 2018/2019 Annual Plan Actions for the period ending 30 September 2018.

REPORT:

This report provides a quarterly update on the progress of actions from Council's 2018/2019 Annual Plan for the period ending 30 September 2018.




Progress is summarised in the following table:

Action Status	No. of Actions	%
On target (on track) - at least 80% of target achieved (green)	24	63
In progress - 60% and 79% of target achieved (amber)	-	-
*Off target (off track) - less than 60% of target achieved (red)	2	5
*Not Started (red)	9	24
*Not yet commenced (-)	3	8
Total number of Actions	38	100

* see information contained within report and Attachment 1.

Progress against targets set for each action is indicated with one of the following icons:

19.3 Quarterly Progress Against 2018/2019 Annual Plan Actions for Period Ending 30 September 2018 ...(Cont'd)

	At least 80% of action target achieved
	Between 60% and 79% of action target achieved
	Less than 60% of action target achieved
-	Action not due to start this month

As of 30 September 2018, the following Annual Plan Actions are **yet to commence** in Cammstrategy:

Action	Responsible Directorate	Due to Commence
Asset Based Community Driven Engagement (ABCDE) Learning Sites	Development Services	1 January 2019
Social Inclusion Framework	Development Services	1 January 2019
Relbia Area Plan	Development Services	1 October 2018

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

19.3 Quarterly Progress Against 2018/2019 Annual Plan Actions for Period Ending 30 September 2018 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

ATTACHMENTS:

1. Quarterly Progress Report - 2018/2019 Annual Plan Actions for Period Ending 30 September 2018 (distributed separately)
-

20 GENERAL MANAGER'S DIRECTORATE ITEMS**20.1 End of Term Report****FILE NO:** SF0008**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider the End of Term Report for the City of Launceston's 2014-2018 Council.

RECOMMENDATION:

That Council receives the End of Term Report (ECM document ID 999999).

REPORT:

The End of Term Report is a report on Council's progress towards achieving the strategic goals and objectives that were set in 2014.

Council's strategic goals are articulated in the Strategic Plan 2014-2024, adopted by this Council on 24 November 2014, following the former Council's endorsement of the Greater Launceston Plan on 10 June 2014.

The End of Term Report summarises the achievements of the organisation and the outgoing Aldermen, and sets the strategic scene that the incoming Aldermen will influence during their 2018-2022 term.

ECONOMIC IMPACT:

Consideration contained in report.

ENVIRONMENTAL IMPACT:

Consideration contained in report.

SOCIAL IMPACT:

Consideration contained in report.

20.1 End of Term Report ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Greater Launceston Plan

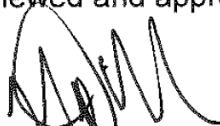
BUDGET & FINANCIAL ASPECTS:

Consideration contained in report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

ATTACHMENTS:

1. End of Term Report (distributed electronically)
-

21 URGENT BUSINESS

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

22 CLOSED COUNCIL

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

22.1 Confirmation of the Minutes**22.2 Event Procurement at UTAS Stadium****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

22.1 Confirmation of the Minutes

Regulation 34(6)

22.2 Event Procurement at UTAS Stadium

Regulation 15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23 MEETING CLOSURE
