



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 23 APRIL 2018
1.00pm**

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

Date: 23 April 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

13 April 2018

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, 23 April 2018 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 9 April 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

5.1 Petition - Boland Street Bus Shelter

FILE NO: SF0097/SF0622/SF1188

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Mrs Pamela Dodds regarding the installation of a bus shelter at 57 Boland Street, Launceston.

RECOMMENDATION:

That, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the installation of a bus shelter at 57 Boland Street, Launceston tabled by the General Manager and submitted by Mrs Pamela Dodds.

REPORT:

A paper petition containing 41 signatures was received from Mrs Pamela Dodds. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition states:

We petition the Council in accordance with section 57 of the Local Government Act 1993 to have a bus shelter installed at 57 Boland Street opposite the K-Mart complex as there is no shelter or seating available for those waiting for the bus.

This petition has been forwarded to Mr Rob Anderson (Manager Technical Services) for action. As required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Director Corporate Services will give reasonable notice to Mrs Dodds of when the Council is to consider this petition.

5.1 Petition - Boland Street Bus Shelter ...(Cont'd)

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 communicate and engage consistently and effectively with our community and stakeholders
Key Directions -
1. To develop and consistently use community engagement processes

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. Petition Extract - Installation of a bus shelter at 57 Boland Street, Launceston
-

Attachment 1 - Petition Extract - Installation of a bus shelter at 57 Boland Street, Launceston

Petition

"NEW BUS SHELTER"

(Please print the title of the petition (eg "New bench seat in reserve".))

To the Mayor, Aldermen and the General Manager of the City of Launceston:

We petition the Council in accordance with section 57 of the Local Government Act 1993 to:

(Please clearly state the purpose of your petition and the action you request of Council in the space provided below.)

THE PURPOSE OF THIS PETITION IS TO HAVE A BUS SHELTER INSTALLED AT 57 BOLAND STREET OPPOSITE THE K MART COMPLEX AS THERE IS NO SHELTER OR SEATING AVAILABLE FOR THOSE WAITING FOR THE BUS

Full Name (please print)	Address (please print)	Signature
PAMELA I DODDS	16 PARADAY ST RWOOD LTON	<i>[Signature]</i>
PETER B REED	UNIT 43/1 FARADAY ST.	<i>[Signature]</i>
STEVEN WILKIS	UNIT 46 - 47	<i>[Signature]</i>
JUDITH DOUGLAS	20/60 17/60 LAMBERT.	<i>[Signature]</i>
BOIS FREEMAN	4/60 Lambert St	R. Freeman
Sonya Mahr	9/60 Lambert.	<i>[Signature]</i>
Shawn Taylor	9/60 Lambert.	<i>[Signature]</i>
Denise Redburn	15/60 Lambert st	<i>[Signature]</i>
DAVID PATTEN	14/60 LAMBERT ST	<i>[Signature]</i>
Kylie Harvey	21/40 Pioneer parade	<i>[Signature]</i>
WAYNE HARVEY	3/60 Lambert st	<i>[Signature]</i>
DANE ASHPT	60 LAMBERT ST	<i>[Signature]</i>
I. Sobwt	79 LAMBERT ST	<i>[Signature]</i>
K MISNIEWSKI	76 LAMBERT ST	<i>[Signature]</i>
N Wisniewski	74 - 014 Cimitiere st	<i>[Signature]</i>
Ji BOON	80 LAMBERT ST	<i>[Signature]</i>
R.L	1/82	<i>[Signature]</i>
S. Marshall	4/82	<i>[Signature]</i>

Please include the total number of signatures in this petition:

Total number of signatories to this petition..... 41

Please include the full name address and signature of the petitioner below:

Name: MRS. PAMELA I DODDS
 Address: 16 PARADAY ST. RWOOD LTON TAS
 Signature: *[Signature]*

0400 653380

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.)

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

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 93 Arthur Street, East Launceston - Residential - Single Dwelling; Construction of Extensions and Alterations to Existing Dwelling; Construction of a Garage and Modified Crossover (Re-Advertised)

FILE NO: DA0696/2017

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:	Engineering Plus (Tas) Pty Ltd
Property:	93 Arthur Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	21/12/2017
Validity Date:	2/01/2018
Further Information Request:	08/01/2018
Further Information Received:	30/01/2018
Deemed Approval:	23/04/2018
Representations:	Three

RECOMMENDATION:

In accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, Council grants a permit for DA0696/2017 - Residential - single dwelling; construction of extensions and alterations to existing dwelling and to modify the crossover at 93 Arthur Street, East Launceston subject to the following conditions:

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

1. ENDORSED PLANS & DOCUMENTS

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

- (a) Site Plan, prepared by Engineering Plus, Drawing No. 28117 A01 Rev A, dated 01/03/2018;
- (b) Garage Level and Garage East Elevation, prepared by Engineering Plus, Drawing No. 28117 A02 Rev A, dated 01/03/2018;
- (c) Demolition Plan and Floor Level, prepared by Engineering Plus, Drawing No. 28117 A03 Rev A, dated 01/03/2018;
- (d) Upper Level Construction Plan and Upper Level Flood Plan, prepared by Engineering Plus, Drawing No. 28117 A04 Rev A, dated 01/03/2018;
- (e) East Elevation and North Elevation, prepared by Engineering Plus, Drawing No. 28117 A05 Rev A, dated 01/03/2018;
- (f) South Elevation and West Elevations , prepared by Engineering Plus, Drawing No. 28117 A06 Rev A, dated 01/03/2018; and
- (g) Garage Level and Garage East Elevation, prepared by Engineering Plus, Drawing No. 28117 A02 Rev A, dated 01/03/2018.

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00009-LCC) (attached).

3. PRIVACY

Prior to occupation the following must be completed:

- (a) A 1.7m high translucent screen must be erected along the western side of the balcony to ensure reasonable privacy for the adjoining property;
- (b) All windows with frosted glass must be maintained as frosted or translucent to protect privacy; and
- (c) The proposed stairway window must be frosted or use a translucent coating to protect privacy.

4. LEGAL TITLE

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

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

6. DAMAGE TO COUNCIL INFRASTRUCTURE

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

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

8. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

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

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards by a contractor authorised to perform such work. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg, TasWater, Telstra, TasNetworks, etc).

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

9. SOIL AND WATER MANAGEMENT WORKS

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

10. AMENITY - RESIDENTIAL

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.

11. DEMOLITION

The Developer must:

- (a) protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- (b) not undertake any burning of waste materials on site;
- (c) remove all rubbish from the site for disposal at a licensed refuse disposal site;
- (d) dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania 'How to Safely Remove Asbestos' Code of Practice 2012 or any subsequent versions of the document

Notes:

A. All plumbing work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

B. 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.

All building and demolition work is to comply with the Building Act 2016 and the National Construction Code:

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

C. General

This permit was issued based on the proposal documents submitted for DA0696/2017. 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 abandoned or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two 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.

D. Restrictive Covenants

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

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 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

E. 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>>

F. 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 extend the existing dwelling by construction of an additional floor, internal modifications, and a new garage. Extending the dwelling upwards by one floor will result in a 3-storey building. The lower ground floor will consist of an extended garage. The mid-floor level, being the existing dwelling, will contain three bedrooms including one bedroom with ensuite and built in wardrobe, a separate bathroom, a dining room, lounge, kitchen, and laundry. The top floor will contain two bedrooms including master with ensuite and built in wardrobe, a living room and deck.

Building extension:

The extension will result in a maximum building height of 7.55m above natural ground level, excluding the minor chimney protrusion. This will result in the building being outside of the building envelope.

Whilst the majority of the dwelling will remain within the building envelope, the deck will extend northwards towards the street. It will maintain the same side setbacks as the existing dwelling and be setback 5.2m from the front boundary.

Garage:

The garage will be a ground level extension of the building and connect into an existing single garage under the dwelling. Due to the topography of the site it will require an

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

800mm maximum retaining wall that runs north from the house to the street to allow access into the garage. The garage will have a maximum height of 2.8m above natural ground level. It will be setback 1.35m from the front boundary, 1.5m from the western side boundary and 7.4m from the southern side boundary.

The western adjoining lot contains a dwelling setback 1.6m from Arthur Street and the eastern adjoining lot contains a single dwelling setback 1.35m from Arthur Street.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located at 93 Arthur Street, East Launceston. It is zoned Inner Residential and contains no overlays. The site is an irregular shape and is over three separate titles, being:

233383/1 - 324m²

144632/1 - 58m²

144632/2 - 16.9m²

This gives a total site area of 398.9m². The site has a 13.6m frontage to Arthur Street which contains existing access.

The site is located within an inner residential area of Launceston, just to the east of the central city, and on the western hill face that extends up towards the ridge formed by High Street. It is surrounded by dwellings of various styles, sizes, and heights. At the top of the hill to the western of the residential properties is St Georges Square.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

Consistent

Consistency with the zone purpose has been achieved as the proposal is for an extension of an existing residential use in a residential zone.

11.4 Development Standards

11.4.1 Setback from a frontage for single dwellings

Objective:

To ensure that the setback from frontages:

- (a) assist in the establishment of the streetscape character;
- (b) enhance residential amenity;
- (c) provide a transition space between the road and private dwelling allowing mutual passive surveillance for community safety; and
- (d) respond to slope and other physical characteristics of a lot and assist in attenuation of traffic noise.

Consistent

Consistency with the objective has been achieved as the proposal has ensured the garage will assist in the establishment of the streetscape character.

A1 Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:

- (a) no less than 4.5m from a primary frontage; and
- (b) no less than 3m to a frontage other than a primary frontage; or
- (c) a distance which is no more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or
- (d) no less than the existing dwelling setback if less than 4.5m.

Complies

The garage will be setback 1.35m from the front boundary. The western adjoining lot contains a dwelling setback 1.6m from Arthur Street and the eastern adjoining lot contains a single dwelling setback 1.35m from Arthur Street. As such, the garage setback complies with A1(c).

11.4.2 Site coverage and rear setback for single dwellings

Objective:

To ensure that the location and extent of building site coverage:

- (a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity;
- (b) assists with the management of stormwater;
- (c) provides for setback from the rear boundary; and
- (d) has regard to streetscape qualities.

Consistent

Consistency with the objective has been achieved as the proposal ensures appropriate open space.

A1 A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

<p>Complies The development will result in a site coverage of 46%.</p>
<p>A2 A rear setback of no less than 4m, unless the lot is an internal lot.</p>
<p>Complies Development will be setback more than 4m from the rear boundary.</p>

11.4.3 Building envelope for single dwellings

<p>Objective: To ensure that the siting and scale of single dwellings: (a) allows for flexibility in design to meet contemporary dwelling requirements; (b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and (c) has regard to streetscape qualities.</p>
<p>Consistent Consistency with the objective has been achieved as the proposal has been designed to allow flexibility in design and protecting the amenity of neighbouring properties.</p>
<p>A1 All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes: (a) determined by a setback of no less than 3m from side boundaries and no less than 4m from the rear boundary and a building height of no more than 5.5m; or (b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to a building height of no more than 8.5m above natural ground level (see Figures 11.4.3 A and 11.4.3 B); and walls are setback: (i) no less than 1.5m from a side boundary; or (ii) less than 1.5m, provided the wall is built against an existing boundary wall or the wall or walls have a total length of no greater than 9m or one third of the boundary with the adjacent property, whichever is the lesser.</p>
<p>Relies on Performance Criteria As the proposed upper floor extension is outside of the building envelope the proposal is reliant on the Performance Criteria.</p>
<p>P1 The siting and scale of single dwellings must be designed to: (a) ensure there is no unreasonable loss of amenity on adjoining lots by: (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than three hours between 9.00am and 5.00pm on 21 June or by increasing existing overshadowing where greater than above; (ii) overlooking and loss of privacy; and (iii) visual impacts when viewed from adjoining lots: and (b) take into account steep slopes and other topographical constraints; and (c) have regard to streetscape qualities.</p>

8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling; Construction of Extensions and Alterations to Existing Dwelling; Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)

Complies

The siting and scale of the single dwelling must be designed to:

(a) ensure there is no unreasonable loss of amenity of adjoining lots by:

- (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than three hours between 9.00am and 5.00pm on 21 June or by increasing existing overshadowing where greater than above;

The applicant submitted shadow diagrams to assist in assessment against (a)(i).



Figure 1 - Shadow from 9.00pm to 12.00pm 21 June



Figure 2 - Shadow from 1.30pm to 5.00pm 21 June

The diagrams show that the proposal will overshadow the western neighbour's private open space, as well as the adjoining dwellings eastern wall which contains windows to habitable rooms in the morning, however, by 12.00pm no overshadowing will occur past the subject sites western boundary line. As such from 12.00pm onwards (for more than three hours) no overshadowing or reduction of sunlight to a habitable room of the adjoining western property will occur, complying with (a)(i).

From 1.30pm onwards the proposal will overshadow private open space and a portion of the western wall of the eastern adjoining lot. However, in the morning, from 9.00am to 1.30pm, no overshadowing will occur, complying with (a)(i).

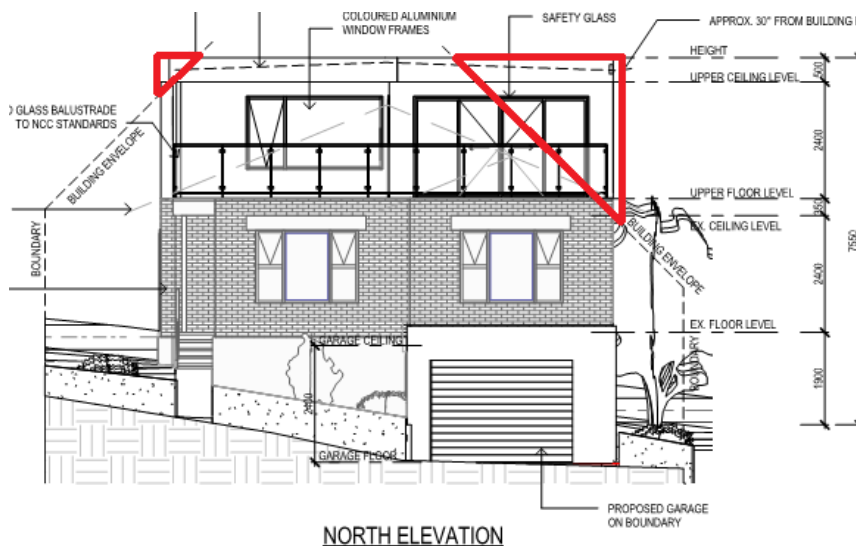
8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling; Construction of Extensions and Alterations to Existing Dwelling; Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)

(ii) overlooking and loss of privacy

Due to the upper storey extension being beyond the envelope, considerations to privacy of the neighbouring dwelling have been taken into account. The windows facing adjoining properties are either small or have been frosted to allow privacy for both the subject site and neighbours. A 1.7m screening device along the western side of the proposed deck has also been recommended by permit condition to help maintain privacy and reduce overlooking into the adjoining properties private open space.

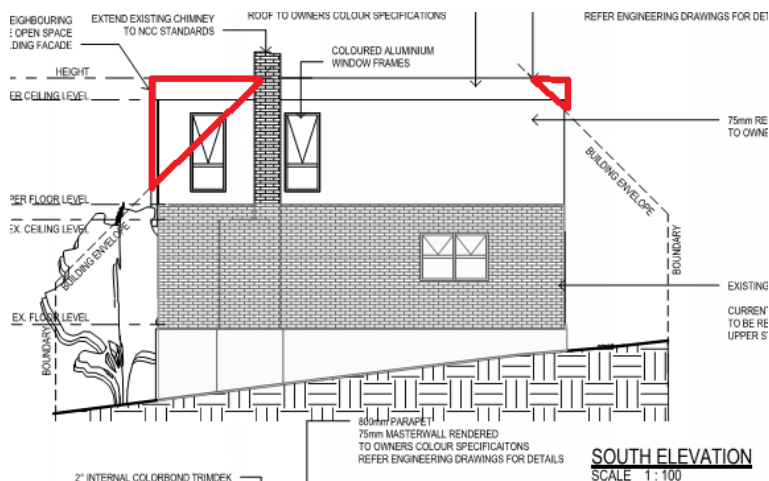
(iii) visual impacts when viewed from adjoining lots

The following images illustrate the portion of the building proposed to be outside of the building envelope.



NORTH ELEVATION

Figure 3 - Protrusions outside of building envelope



**SOUTH ELEVATION
SCALE 1:100**

Figure 4 - Protrusions outside of building envelope

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It is noted that the visual impact will be noticeable, but in this case the impacts are considered reasonable. It is also noted that the eastern intrusion is minimal and its effect will be negligible. The greater focus is on the adjoining western property and whether or not there will be an unreasonable loss of amenity to the residents. Amenity is defined within the scheme as:

Means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

The design has taken into account the sloping nature of the site and Arthur Street and the western facing hillside. Impacts of the hill face have a 'flow on' affect like many of the properties in the street, and tapers down the hill side naturally with the surrounding properties. The western face of the proposed building is illustrated in the following image:

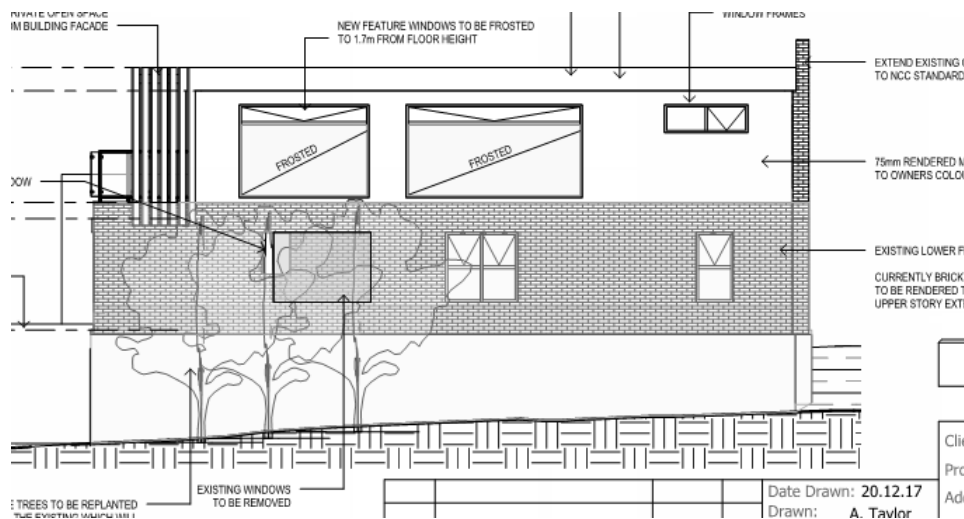


Figure 5 - Western view of building

The design has utilised a variety of materials and finishes to allow the building bulk to be broken up when viewed from the adjoining western property. Rendered portions of cladding, face brick, as well as frosted and high windows allow for a break from monotone finishes and provide articulation.

It should also be noted that if the proposal were to remain within the building envelope the visual impact would be much the same. It would allow for the same building height but also having the potential to use bulkier materials.

(b) take into account steep slopes and other topographical constraints

As the building is existing and the extension utilises the existing footprint by the upper

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level extension rather than extending it to the rear, this indicates that the topography has been taken into consideration in design.

(c) have regard to streetscape qualities

The site is located within a residential area of Launceston on a hilly street. Whilst it is noted that the immediate area contains several properties of historic significance, and the pattern of development appears to reflect the historical nature of residential development, the site has no recorded historical significance. The streetscape contains a mixture of residential development types, including single storey, multiple storey, modern and historic. The modern design on an existing older residence is not unusual within the area and design finishes have been provided to protect the overshadowing and privacy of adjoining properties. As such it is considered that the proposed extension will not have an unreasonable impact on the amenity of the streetscape.

11.4.4 Frontage setback and width of garages and carports for single dwellings

Objective:

To ensure that the location and size of garages or carports:

- (a) do not dominate the facade of the dwelling or dominate the streetscape;
- (b) do not restrict mutual passive surveillance of the road and dwelling; and
- (c) provides for safe vehicular access to and egress from the site.

Consistent

Consistency with the objective has been achieved as the proposal has ensured the garage will not dominate the streetscape.

A1 Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:

- (a) must have a total width of openings facing the primary frontage of no greater than 6m or half the width of the frontage, whichever is the lesser; and
- (b) must have:
 - (i) a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in 11.4.1 A1; or
 - (ii) a setback from the primary frontage no less than 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5.

Complies

The need for the garage is required due to the limited amount of secure parking onsite. Many of the dwellings along Arthur Street are setback on, or within a few metres of the frontage. As such it is considered that the proposal is compatible with the streetscape. Further, the dwelling is setback 5m from the frontage and as such any location for a garage will protrude into the front setback. It is considered reasonable that the garage be permitted as it is responding to a need of the site as well as continuing the pattern of development in the area. It will have an opening less than 6m, enough for a single car and provide safe vehicular movements into and out of the property, complying with the Acceptable Solution.

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Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

11.4.5 Privacy for single dwellings

Objective:

To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.

Consistent

Consistency with the objective has been achieved as the proposal has ensured privacy for adjoining properties is maintained.

A1 Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level greater than 1m above natural ground level must have a side setback of no less than 3m and a rear setback of no less than 4m.

Relies on Performance Criteria

The balcony has a finished floor level greater than 1m and is setback 1.6m from the western side boundary. As such reliance on the Performance Criteria is sought. It is noted that it is approximately 3.2m from the eastern side boundary.

P1 The potential for direct overlooking from balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) with a finished surface or floor level more than 1m above natural ground level on one lot to the habitable rooms and balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation or offset or by use of solid or translucent screening.

Complies

The performance criteria aims to reduce the direct overlooking impact to the habitable rooms, balconies, decks and roof gardens on adjacent lots through separation, offset, or screening.

The balcony along the eastern boundary is setback 2.8m from the boundary and as the adjoining dwelling is setback a further 5.2m the dwellings maintain an 8m separation. It is also noted that the immediate area below the balcony is a driveway. It is therefore considered that the separation distance, as well as the use of the area between the balcony and adjoining dwelling is a driveway, there will be no overlooking impact to the property.

The balcony along the western side boundary is setback 1.6m, with the neighbouring dwelling setback approximately 2.5m from the same boundary at its closest point. This maintains a 4.1 metre separation. The balcony runs 2.16m parallel to the boundary and provides roof high screening for 1.4m. This is considered to comply with the performance criteria by providing sufficient screening to maintain privacy.

A2 Windows of habitable rooms which have a floor level greater than 1m above natural ground level must:

- (a) have a side setback of no less than 3m; or
- (b) be offset no less than 1.5m from the windows of habitable rooms on adjacent lots

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where on the same horizontal plane; or
 (c) have a window sill height of no less than 1.7m.

Relies on Performance Criteria

Along the eastern side boundary there are three windows proposed that are within 3m of the eastern side boundary, as the following image illustrates:

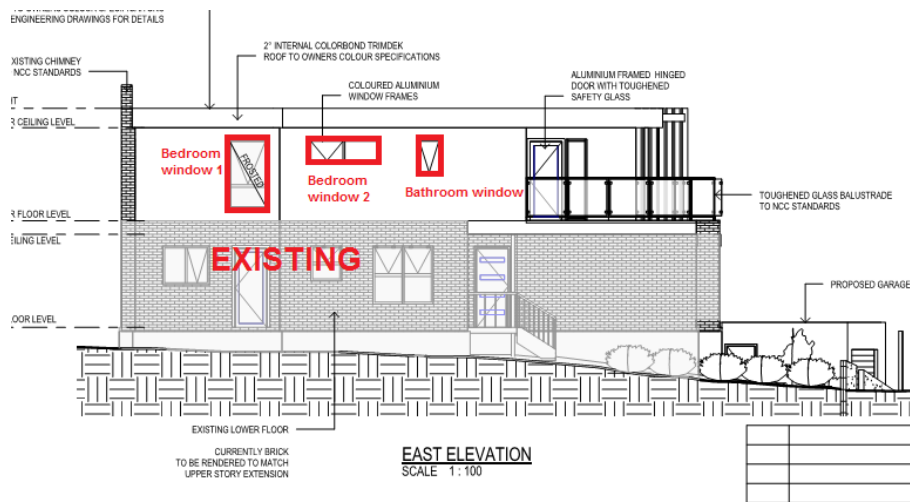


Figure 6 - Eastern Boundary wall

As the above demonstrates, the bedroom window 1 is screened by frosted glass to minimise any overlooking. Bedroom window 2 is located 1.7m above floor level, reducing the ability to overlook. The bathroom window is a window to a non-habitable room and as such is not applicable. As such the windows along the eastern boundary are compliant with the Acceptable Solution.

Along the western side boundary there are four windows proposed that are within 3m of the eastern side boundary, as the following image illustrates:

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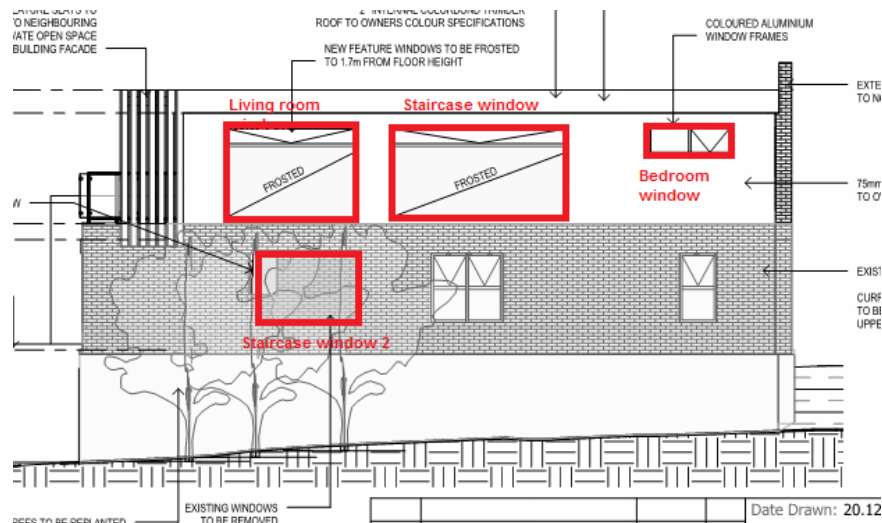


Figure 7 - Western boundary wall

As the above demonstrates, both the living room and staircase windows are frosted, screening any overlooking. The bedroom window is located 1.7m above floor level to also reduce the ability to overlook.

The stairway window located on the ground level is not proposed to be screened. This window is directly opposite the private courtyard on the adjoining western lot and is considered inappropriate therefore reliant on the Performance Criteria.

P2 The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation and offset or by use of solid or translucent screening.

Complies

As discussed in the Acceptable Solution assessment, the stairway window located on the ground level is not proposed to be screened. This window is directly opposite the private courtyard on the adjoining western lot and is considered inappropriate. It has therefore been recommended as a condition of approval that this window also be frosted to prevent overlooking and privacy issues. This will further allow the development to comply with the Performance Criteria.

11.4.21 Outbuildings and swimming pools

Objective:

To ensure that outbuildings and swimming pools:

- (a) do not detract from the character of the surrounding area;
- (b) are appropriate to the site and respect the amenity of neighbouring lots; and
- (c) dwellings remain the dominant built form.

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Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

<p>Consistent Consistency with the objective has been achieved as the proposal ensures no outbuilding will detract from the character of the area.</p>
<p>A1 The combined gross floor area of outbuildings is no greater than 42m² ; and (a) have a wall height no greater than 2.7m, and (b) have a building height no greater than 3.5m.</p>
<p>Complies As the garage forms part of the dwelling it will not contribute to the gross floor area of outbuildings.</p>

11.4.22 Earthworks and retaining walls

<p>Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</p>
<p>Consistent Consistency with the objective has been achieved as the proposal ensures all earthworks respect the amenity of adjoining lots.</p>
<p>A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.</p>
<p>Complies No earthworks or retaining walls requiring cut or fill more than 600mm below or above existing ground level are being proposed.</p>

E6.0 Parking and Sustainable Transport Code

<p>E6.1 The purpose of this provision is to: (a) ensure that an appropriate level of parking facilities are provided to service use and development; (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas; (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; (d) ensure that parking does not adversely impact on the amenity of a locality; (e) ensure that parking spaces and accesses meet appropriate standards; and (f) provide for the implementation of parking precinct plans.</p>

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Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

Consistent

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

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 provided sufficient car parking numbers for a residential 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.

Complies

The dwelling is existing and currently contains a single undercover car parking space and a tandem space in the front setback. Both car parking spaces are being retained, with the tandem car park now covered through the construction of the garage.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

Consistent

Consistency with the objective has been achieved as the proposal has ensured parking areas are constructed to an appropriate standard.

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

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

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Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

Complies

All parking, access ways, manoeuvring and circulation spaces have a gradient of less than 10%, formed and paved, and able to drain to a public stormwater system.

E6.6.2 Design and layout of parking areas

Objective:

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

Consistent

Consistency with the objective has been achieved as the proposed car parking is safe and convenient.

A1.1 Car parking, access ways, manoeuvring and circulation spaces must:

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1m above the parking surface level.

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

Complies

All car parks, access ways and circulation spaces will be compliant with the applicable Australian Standard, be paved and formed and have a gradient of less than 10%.

- 8.1 **93 Arthur Street, East Launceston - Residential - Single Dwelling; Construction of Extensions and Alterations to Existing Dwelling; Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	Councils Urban and Heritage Planner was involved in the assessment and mediation process, and whilst the proposal was not considered to be wholly sympathetic to the character of the surrounding area, they proposal did comply with the Performance Criteria and as such they are content with the recommendation.
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2018/00009-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was originally advertised for a 14 day period from 3 February to 19 February 2018 during which time three representations were received. A submitter's meeting was held where the main concerns were discussed. A subsequent meeting with the applicant occurred. Further to the applicant's meeting, amended plans were received and the application was re-advertised from 24 March until 10 April 2018, during which time three submissions from the original representors were again submitted.

**8.1 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(Cont'd)**

Issue #1: Shadow diagrams are incorrect
Response: It has been considered that the shadow diagrams are indeed correct.
Issue #2: Building envelope: The building is too large and outside of the building envelope.
Response: Assessment against 11.4.3 Performance Criteria P1 has been undertaken and it has been concluded that the proposal will not cause an unreasonable loss of amenity via overshadowing, privacy, visual bulk, and has taken into account the streetscape qualities.
Issue #3: Western windows: What is to stop the frosted glass windows being changed to clear glass which would result in privacy issues for the adjoining neighbour.
Response: A recommended condition of approval states that all frosted windows are to be maintained as frosted.
Issue #4: The proposal will visually take over the street and is an overdevelopment. It does not comply with the zone purpose statement as it will adversely affect the residential amenity and historic character of the area.
Response: The application has been assessed as compliant against the purpose of the zone as it has provided for a residential use in a residential zone that does not affect the amenity of the area.
Issue #5: The garage does not meet the objectives of the front setback and has breached the 4.5m setback.
Response: The proposal meets the Acceptable Solution (c) under Clause 11.4.1 for the front setback and is therefore compliant with the objective. The garage is not required to be setback 4.5m from the frontage.
Issue #6: Making good local heritage decisions and Launceston heritage study by Paul Davis has not been considered.
Response: Whilst Council is aware of these studies they do not form part of any planning assessment on the subject site.

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 93 Arthur Street, East Launceston - Residential - Single Dwelling;
Construction of Extensions and Alterations to Existing Dwelling;
Construction of a Garage and Modified Crossover (Re-Advertised) ...(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.

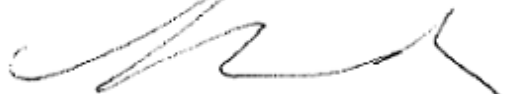
BUDGET & FINANCIAL ASPECTS:

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 Plan (electronically distributed)
 2. Plans to be Endorsed (electronically distributed)
 3. TasWater SPAN (electronically distributed)
 4. Road Owner's Consent (electronically distributed)
 5. Representations (electronically distributed)
-

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier

FILE NO: DA0370/2017

AUTHOR: Maria Chledowska (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:	Land Use Planning Pty Ltd
Property:	8 Cavalry Road, Mowbray
Zoning:	General Industrial
Receipt Date:	28/07/2017
Validity Date:	31/07/2017
Further Information Request:	29/07/2017
Further Information Received:	30/01/2018
Deemed Approval:	EPA timelines
Representations:	One

PREVIOUS COUNCIL CONSIDERATION:

DA0604/2016 and DA0604/2016.A01 Recycling and Waste Disposal - scrap yard: change of use to temporary tyre storage.

RECOMMENDATION:

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 by the Council for DA0370/2017 Recycling and Waste Disposal - tyre recycling (Level 2 activity):
Manufacturing and Processing - produce rubber matting and traffic safety devices:
construction of a shed and acoustic barrier at 8 Cavalry Road, Mowbray subject to the following conditions:

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, prepared by 6ty, Project Title: Phoenix Rubber Pty Ltd, Project No. 15.242, Drawing No. C60, Revision B, Dated 11/12/17.
- b. Building Plan, prepared by 6ty, Project Title: Phoenix Rubber Pty Ltd, Project No. 15.242, Drawing No. C62, Revision B, Dated 11/12/17.
- c. Internal Layout Plan, prepared by 6ty, Project Title: Phoenix Rubber Pty Ltd, Project No. 15.242, Drawing No. C61, Revision B, Dated 11/12/17.
- d. General Arrangement, Prepared by Ranbuild, Drawing No.LAUNC2-3625.01, Page 1/2.
- e. Section Grid, Prepared by Ranbuild, Drawing No.LAUNC2-3625.01, Page 2/2.
- f. Figure 1 Recycling Line Layout Plan 170518, prepared by Genox.
- g. Figure 2, Recycling Line 3 D Layout, prepared by Design of Genox Recycling Tech Co. Ltd.
- h. Environmental Effects Report 'End of Life' Tyre Processing and Storage, 8 Cavalry Road, Mowbray 2018, prepared by Land Use Planning.
- i. Preliminary Site Investigation (Contamination Assessment), 8 Cavalry Road, Mowbray, prepared by Environmental Services & Design, Dated 16/01/2018.

2. ENVIRONMENT PROTECTION AUTHORITY REQUIREMENTS

The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) has required the planning authority to include, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*.

PART B

Permit Conditions - Environmental No. 9740 issued under the *Environmental Management and Pollution Control Act 1994* is attached to this permit.

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01213-LCC) (attached).

4. LEGAL TITLE

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

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

5. DRIVEWAY CONSTRUCTION

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

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

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

6. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to show a revised parking and circulation area plan to provide sufficient area to:

- a. contain the swept path manoeuvre for a semi-trailer entering and exiting the building to be contained wholly within the hardstand area.
- b. include a 1m long aisle extension to the hardstand area beside the last (northernmost) parking space.

Once approved by the Manager City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

7. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

- a. require a road or lane closure;
 - b. require occupation of the road reserve for more than one week at a particular location;
-

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

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

9. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

10. SOIL AND WATER MANAGEMENT WORKS

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

Notes:

- A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code:

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

- B. Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.

All plumbing work is to comply with the Building Act 2016 and the National Construction Code:

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

C. General

This permit was issued based on the proposal documents submitted for DA0370/2017. 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 abandoned or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two 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.

D. Restrictive Covenants

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

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.

E. 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.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

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

F. Permit Commencement

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

REPORT:

1. THE PROPOSAL

The proposal is for:

- Construction of a shed for the purpose of a tyre recycling facility that includes a tyre shredder, granulators and moulding equipment; and
- Continued storage of end of life (waste) tyres on the site.

The proposed colorbond clad shed will be 30m x 50m x 8.645m high. The tyre shredder and moulding plant will process up to 8640 tonnes per annum of waste tyre. The shed will store 10 tonnes of tyres awaiting processing.

The proposal involves the continuation of delivery and storage of up to 1500 tonnes of end of life (waste) 'ELT' tyres in outdoor storage on the site. The site is currently used for storage of waste tyres under a Level 1 permit (DA0604/2016) for the use, which was approved under a temporary permit.

The tyre recycling plant will be operated by four employees with approximately six other employees conducting activities on the site.

An Environmental Effects Report 'End of Life Tyre Processing and Storage' was provided to support the application.

The proposal is classified as a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA). Pursuant to section 25 of EMPCA, the application was referred to the Board of the Environmental Protection Authority (EPA) for assessment. The Board has issued the conditions and restrictions which must be contained in any permit which is granted. The Board's conditions and restrictions are presented in Part B of the EPA permit.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the eastern side of Cavalry Road between Remount Road and Tip Road. The neighbouring property to the north is operating as an asphalt recycling plant, the property to the south consists of a residential dwelling and vehicle storage and the Bell Bay Rail Line adjoins the site to the rear. Other uses within the area consist of timber storage yard, landscape supplies, concrete recycling and the waste transfer station.

The site is an irregular shape with an area of 2.02ha. The site is listed as potentially contaminated and an Environmental Management Plan has been prepared for the site.

Access to the site is directly off Cavalry Road over an asphalt crossover.

The site rises to the east with an approximate slope of 4.7%. The site is not mapped as being within a Class 4 or 5 landslip area.

The site is currently used for the temporary storage of tyres as approved by Planning Permit DA0604/2016. The majority of the site has been cleared of vegetation with a few shrubs remaining along the eastern boundary and the hawthorn hedge along the western boundary.

The site will be connected to all reticulated services. At present there is a fire hydrant located at the driveway entrance for fire fighting purposes.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

25.0 General Industrial Zone

<p>25.1.1 Zone Purpose Statements</p> <p>25.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.</p> <p>25.1.1.2 To provide for uses that are complementary to and compatible with the above purpose.</p>
<p>Consistent</p> <p>The proposed tyre storage and recycling facility is categorised as Recycling and Waste Disposal which is a permitted use within the zone and is inherently consistent with the zone purpose. The proposal is consistent with the established surrounding industrial uses.</p>

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25.3 Use Standards

25.3.1 External storage of goods

Objective: To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
Consistent The site is within the general industrial area of Remount Road characterised by uses that contain outdoor storage. The existing vegetation screening will reduce the visual impacts of the proposed recycling plant and tyre storage.
A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.
Relies on Performance Criteria The recycling facility and stored tyres will be visible from the road and therefore assessment against the performance criteria is required.
P1 Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.
Complies The proposed outdoor storage is compatible with the surrounding industrial uses including landscaping supplies, asphalt recycling plant, timber yard and the like. The site is largely screened by a mature hawthorn hedge and new planting along the Cavalry Road frontage. There is shade cloth along the fence on the southern boundary. It is considered that these measures reduce the visual impacts.

25.3.2 Emissions impacting sensitive uses

Objective: To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.
Consistent The measures are to be implemented in accordance with the EPA conditions to ensure that emissions from the proposal will not be detrimental to the amenity of sensitive use.
A1 Uses must be set back from the site of a sensitive use a distance of no less than 100m.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

<p>Relies on Performance Criteria An existing single dwelling adjoins the site to the south east at 59 Remount Road and it is less than 100m from the proposal. Assessment against the performance criteria is required.</p>
<p>P1 The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use; (b) the nature of the emissions; (c) the proximity and number of sensitive uses in the area; (d) the topography of the site; (e) any mitigation measures proposed; and (f) the proximity and number of nearby emitting uses.
<p>Complies Emissions to air, land and water caused by the proposal were addressed in the Environmental Effects Report that has been evaluated by EPA as the use will be a Level 2 activity. Mitigation measures are proposed and conditions are to be placed on any permit granted.</p> <p>The following issues were considered and addressed:</p> <ul style="list-style-type: none"> (a) fire risk management, (b) noise emissions , (c) waste management, environmentally hazardous materials and water quality, and (d) air emissions including dust and odour. <p>Please refer to Attachment 6 Environmental Assessment Report and Attachment 7 Permit Conditions issued by EPA for a comprehensive assessment of the impacts of the proposed use.</p>

25.4 Development Standards

25.4.1 Building height, setback and siting

<p>Objective: To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and character of the surrounding area; and (b) protects the amenity of adjoining residential zones.
<p>Consistent The proposed development is suitable within the industrial area and compatible with the existing development. The measures are proposed to protect the amenity of the adjoining residential site.</p>
<p>A1 Building height must be no greater than:</p> <ul style="list-style-type: none"> (a) 10m; or (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

<p>Complies A proposed shed will be a maximum of 8.645m height. The proposed three shipping containers to be stacked on the boundary will not exceed a height of 8m.</p>
<p>A2 Setback from a frontage must be no less than: (a) 5.5m; or (b) the setback of an adjoining building.</p>
<p>Complies The proposed building will have a front setback greater than 30m.</p>
<p>A3 Buildings can be built up to the side and rear boundaries.</p>
<p>Complies An acoustic barrier will be constructed on the southern boundary.</p>

25.4.2 Streetscape

<p>Objective: To ensure that development has an acceptable impact on the streetscape.</p>
<p>A1 Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must: (a) have external walls constructed with no less than 50% brick, concrete, masonry or glass; (b) have external walls, unless brick or glass, painted or finished with a texture coat; and (c) have no less than 50% glazing to the external walls of the office component of the buildings.</p>
<p>Relies on Performance Criteria The proposed building will be constructed clad with colorbond and cannot achieve the requirements of this clause.</p>
<p>P1 New buildings or extensions to existing buildings must compatible with the streetscape, having regard to: (a) the topography of the site; (b) the nature of the proposed use; (c) the visibility of the building from the road; (d) the external treatment and finish of buildings; and (e) the building materials used in the surrounding area.</p>
<p>Complies The proposed use is an industrial activity that will be undertaken in the confines of the proposed building for security reasons. The proposed building will be setback more than 30m from the frontage and will be partially screened by mesh attached to the existing fencing and landscaping along the frontage of Cavalry Road. These measures are considered able to reduce the appearance of bulk and scale of the building when viewed from Cavalry Road.</p>

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

The proposed building will be clad with colorbond which is a material compatible with building materials utilised for the construction of other buildings within the industrial precinct.
A2 Car parking must not be located within 3m of the frontage.
Complies Car parking will be located at the entrance of the site and will be setback a minimum of 3m from the frontage.

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to: (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.
Consistent An Environmental Site Assessment demonstrates that the proposal will not adversely impact on human health or the environment if managed in accordance with the recommendations.

E2.5 Use Standards

Objective: To ensure that potentially contaminated land is suitable for the intended use.
Consistent
A1 The Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.
Relies on Performance Criteria
P1 Land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

Complies
 The Environmental Site Assessment which is prepared by a suitably qualified person, certifies that the land is suitable for the intended use. A plan to manage the contamination and associated risk to human health is provided and is to be endorsed as part of the planning permit if granted.

E2.6 Development Standards

E2.6.2 Excavation

Objective:
 To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.

Consistent

A1 No acceptable solution.

Relies on Performance Criteria

P1 Excavation does not adversely impact on health and the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
 - (i) an environmental site assessment;
 - (ii) any specific remediation and protection measures required to be implemented before excavation commences; and
 - (iii) a statement that the excavation does not adversely impact on human health or the environment.

Complies
 The Environmental Site Assessment provides detailed information in order to manage contamination and the associated risk to human health and the environment, in accordance with E2.6.2P1(c). The report and recommendations are to be endorsed as part of the planning permit if granted.

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;

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

(e) ensure that parking spaces and accesses meet appropriate standards; and (f) provide for the implementation of parking precinct plans.
Consistent An appropriate level of parking facilities is provided to service the proposed use and development.

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 An appropriate level of car parking is provided to meet the needs of the proposed use.

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 An appropriate level of bicycle parking can be provided on site.
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 Table E6.1 requires one bicycle parking space per five employees for both use classes. The combined operation will employ approximately 10 FTE. Therefore, two bicycle parking spaces are required to be provided. A total of two bicycle parking spaces will be provided. This complies with the acceptable solution.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Consistent The parking areas will be constructed to an appropriate standard.
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and

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(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
Complies The parking area will be level, and formed and drained to comply with all the acceptable solutions.

E6.6.2 Design and layout of parking areas

Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.
A1.1 Car parking, access ways, manoeuvring and circulation spaces must: (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level.
A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.
A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.
A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.
Complies The parking area will be level, and formed and drained to comply with all the acceptable solutions.

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4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	The environment concerns are addressed by the EPA assessment and approval.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2017/01213-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	The application has been assessed by the EPA with conditions imposed in Part B.
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 3 February to 19 February 2018. One representation was received.

Note:

The representation was received on a last day of the advertising at 5.20pm. The representor requested an extension of time for 48 hours. The extension was granted. In the meantime the applicant expressed concerns with the application process and a validity of the representation. Given Council's electronic system, which technically allows representations to be accepted until 12am, it was agreed that the representation should be accepted on the last day of advertising. Council has the ability to extend time to receive representations. The application process is valid and the representation accepted.

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.

8.2 8 Cavalry Road, Mowbray - Recycling and Waste Disposal - Tyre Recycling (Level 2 Activity); Manufacturing and Processing - Produce Rubbing Matting and Traffic Safety Devices; Construction of a Shed and Acoustic Barrier ... (Cont'd)

Issue raised (cited)	Comment
Insufficient fire management and mitigation systems on-site	The fire management was addressed in the Environmental Effects Report and assessed by EPA. Conditions to be included if the permit is granted.
Proponent's history of tyre storage without processing capabilities.	Storage of tyres on the site is limited by EPA condition.
Absence of an end market for product	This is not the matter to be assessed as part of the development application process.
Lack of plausibility of the commercial model in the submission	This is not the matter to be assessed as part of the development application process.
Incorrect information of Tyre Recycle Tasmania's current collection volumes	This is not the matter to be assessed as part of the development application process.
The intention to resume tyre collection services prior to the building the processing plant, with the current stockpiled material constituting two years of feedstock suggesting additional collections should not be required until after this time	Storage of tyres on the site is limited by EPA condition.

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.

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.

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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.

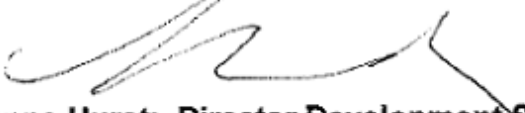
BUDGET & FINANCIAL ASPECTS:

Not 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 Plan (electronically distributed)
 2. Endorsed Plans (electronically distributed)
 3. Planning Submission (electronically distributed)
 4. TasWater SPAN (electronically distributed)
 5. Environmental Effects Report (electronically distributed)
 6. Environmental Assessment Report by EPA (electronically distributed)
 7. EPA Conditions to be included in the Permit (electronically distributed)
 8. Contamination Investigation Report (electronically distributed)
 9. Representation (electronically distributed)
-

9 ANNOUNCEMENTS BY THE MAYOR**9.1 Mayor's Announcements****FILE NO:** SF2375

Tuesday 10 April 2018

- Officiated at the Self Help Workplace Ceremony to award long serving employees at Self Help in Youngtown

Friday 13 April 2018

- Attended the Southern Cross News Launch and Official Opening at Southern Cross Studios

Saturday 14 April 2018

- Attended the Trevallyn Bowls Club Presentation Dinner at Trevallyn Bowls Club

Sunday 15 April 2018

- Attended Cars for Kids Targa Event at the National Automobile Museum Tasmania

Monday 16 April 2018

- Attended and assisted with certificate presentation of Certificates of Recognition for the Women's Friendship Group at the Northern Integrated Care Service community meeting room Frankland Street, Launceston

Tuesday 17 April 2018

- Attended Jobs in Disability Morning Tea at St Giles
- Officiated at the Zonta Club 40th Anniversary Reception in the Town Hall
- Attended the Zonta Club 40th Anniversary Dinner at The Launceston Club

Saturday 21 April 2018

- Attended the North Launceston Bowls Club Annual Dinner at the North Launceston Bowls Club

Sunday 22 April 2018

- Attended the Lilydale RSL Annual Luncheon at the Lilydale Memorial Hall
 - Officiated at the Tasmanian Bricks Enthusiasts at Launceston Brixhibition 2018 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

No Committee Reports have been identified as part of this Agenda

13 COUNCIL WORKSHOPS

Council Workshops conducted on 9, 16 and 23 April 2018 were:

- Organisational Values
- Tamar NRM Three Year Funding Agreement 2018-2021
- Reviewed Concessional Entry to the Council's Waste Disposal Facilities
- Presentation by Ross Hart MP
- City of Launceston New Economic Development Structure
- Tourism Northern Tasmania Annual Status Report Presentation
- Business Events Tasmania Annual Report Presentation
- Tennis Centre Redevelopment
- Hawthorn Football Club
- Lindsay Street Precinct Plan
- City Deal - Greater Launceston Transformation Project and Quarterly Update
- Heritage Code
- Scenic Protection Code

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives

FILE NO: SF6773

AUTHOR: Rob Anderson (Manager Technical Services)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider the draft transport Masterplan for the Invermay area relating to short to medium term management of traffic associated with development, including commencement of public consultation for short term transport initiatives.

RECOMMENDATION:

That Council determines the Draft Invermay Traffic Masterplan (Stage 1 - Major Initiatives) is suitable to allow commencement of community consultation for short term projects included in the draft Masterplan.

REPORT:

Background

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 University of Tasmania to Inveresk

North Bank/Lindsay Street Precinct:

- New North Bank Park and North Esk River pedestrian bridge
 - Improvements to the North Bank rowing precinct
 - Silo Hotel
 - Boral concrete batch plant relocation
 - Proposed relocation of the 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 car-parking).
-

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

All of 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. (Attachment 1 - Major Development Projects - Invermay).

The newly elected State Government has also committed \$40M to expand capacity of Charles Street Bridge for through-traffic and redesign the local Invermay network to address congestion from major new commercial developments and relocation of University of Tasmania to Inveresk within the next five years.

The Draft Invermay Traffic Masterplan (Stage 1 - Major Initiatives) will also be integrated with the Launceston Traffic Signal Modernisation Project (joint initiative of State Government and Council) aimed at upgrading the City's traffic signals to best practice technology to improve monitoring, synchronisation and general performance.

Challenges

General Traffic

Launceston's inner city road network has shown daily traffic is increasing by approximately 0.9% per annum for AM peak traffic and 0.8% per annum for PM peak traffic, with similar trends predicted over the short to medium term.

In general terms the State and local road networks have the ability to appropriately cater for these increases, however, the area of greatest risk to network performance relates to the layout, phasing and general performance of the city's intersections.

Inveresk Precinct

Traffic modelling for the University of Tasmanian relocation predicts the Inveresk Precinct will see an increase in traffic demand of approximately 400 vehicles per hour (AM peak) and approximately 310 vehicles per hour (PM peak), with most of this demand being directed towards the proposed car park in the north of the precinct.

The performance of the Invermay Street/Lindsay Street intersection is also experiencing congestion issues due to the roundabout's inability to regulate peak traffic and certain turning movements. This adds to the pedestrian safety concern at the intersection resulting from vehicles having priority within the roundabout environment.

North Bank/Lindsay Street Precinct

Several traffic impact assessments have already been undertaken for the proposed/under construction developments within the North Bank/Lindsay Street Precinct. The cumulative impact of these developments predict an increase in traffic of approximately 475 vehicles per hour (AM peak) and approximately 500 vehicles per hour (PM peak); with the greatest impact occurring on Saturday mornings. This represents an increase of approximately 10% and 15% for Lindsay and Gleadow Streets, respectively.

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

It is also well known within the community that the Lindsay Street/Goderich Street intersection is underperforming due to the large demand for right turn movement out of Lindsay Street onto the Charles Street Bridge. This demand is predominately generated by the Bunnings development and is especially noticeable on Saturday mornings. This intersection is also heavily considered within the draft traffic masterplan for the North Bank/Lindsay Street Precinct to ensure transport initiatives lighten the load of the intersection and improve network performance.

During communication consultation, public feedback will also be sought regarding the benefit of limiting certain turning or through movements at the Goderich Street/Lindsay Street intersection in an endeavour to improve performance on the Goderich Street corridor (eg, banning Lindsay Street right turn or through movement). These changes could be considered prior to any medium term works initiated as part of the Charles Street bridge corridor improvement.

Proposal

To address the above challenges within the Invermay area, Council Officers, in partnership with the Department of State Growth and assisted by GHD Consultants (traffic modelling), have developed a package of major transport initiatives to address the short and medium term transport issues generated by the development of the Inveresk and North Bank/Lindsay Street Precincts along with the general growth in the Launceston transport network.

Transport initiatives have been selected based on an alignment with the following key objectives that underpin the intent of the Masterplan:

- Strong reliance on the higher order road network for vehicle and freight movements (eg. Goderich and Forster Streets);
- Improving the performance of the East Tamar Highway/Goderich Street corridor as the major north-east gateway into the city;
- Minimise traffic impact on the local Invermay road network;
- Maximise opportunities for pedestrian and cycling connection to the Inveresk and North Bank/Lindsay Street Precincts and
- Providing a 'loop road' for the North Bank/Lindsay Street Precinct via Lindsay Street, new link road and Gleadow Street to improve circulation of commercial vehicles, buses and visitors to the precinct.

Projects have also been categorised relating to their proposed timing. Short term projects reflect a commitment to deliver these works as soon as practical, or within the next one - three years, while medium term projects are proposed to be delivered over the next three - five years (subject to funding and budget cycles) (Attachment 2 - Draft Invermay Traffic Masterplan (Stage 1 - Major Initiatives)).

Stage 2 of the Masterplan process will include greater detail around the projects design and local impacts, including input via a formal community consultation process.

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

A summary of these major transport initiatives is detailed below:

*North Bank/Lindsay Street Precinct Projects:***Short Term:**

- Construction of a new link road between Lindsay Street and Gleadow Street. The delivery of the project is also reliant on securing the new road reserve land through an appropriate landowner agreement.
- Construction of a new signalised intersection at Goderich Street/Gleadow Street; funded by the State Government. The main feature of the intersection will be a double right turn from Gleadow Street into Goderich Street.
- Complete streetscape improvement and pedestrian connection works along Lindsay Street (Tamar River Levee to Goderich Street).

Medium Term:

- As part of the State Government's Charles Street Bridge improvement project, modify the Lindsay Street/Goderich Street intersection to address any monitored performance issues with the intersection and other issues resulting from the final scope of the bridge or ancillary works. The Council will work with the State Government to ensure a balanced approach is adopted when assessing the intersection's role.
- Complete streetscape improvement works along Gleadow Street and Montague Street, including opportunities for integrated landscape and water quality treatment.

*Inveresk Precinct Projects:***Short Term:**

- Upgrade the Forster Street/Goderich Street intersection to include an additional right turn lane from Goderich Street into Forster Street.
- Improve traffic capacity for the Forster Street corridor between Goderich Street and Invermay Road.
 - Short term proposal is to deliver two east bound lanes and one west bound lane to manage higher AM peak traffic volumes and minimise initial car-parking impact.
- Improve traffic capacity and general functionality of the Forster Street corridor between Invermay Road and the northern access to the Invermay Precinct.
- Construction of a new signalised intersection at Lindsay Street/Invermay Road, including potential Precinct entry landscaping, to aid traffic flow and pedestrian connectivity (project nominated in draft 2018/2019 Council Budget). Refer to [Attachment 4](#).

Medium Term:

- Complete streetscape improvement and pedestrian crossing works along Lindsay Street (Goderich Street to Invermay Road).
 - Construction of a shared path along Gleadow Street, linking the University Trail (Goderich Street) to Invermay Road.
-

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

- Improve pedestrian/cycling connections across Invermay Road at Gleadow Street intersection.
- Improve Holbrook Road corridor relating to new bike lanes and potential increase in on-street car-parking (Forster Street to Lindsay Street).

Long Term

- Improve traffic capacity for the Forster Street corridor between Goderich Street and Invermay Road.
 - Long term proposal is to delivery an additional west bound lane to manage longer term growth.

Funding Responsibility

The following short term projects have been identified as State Government funded projects and delivered through their \$40M Invermay/Inveresk road network improvement package.

- Forster Street/Goderich Street intersection improvement (additional right turn lane).
- Forster Street corridor improvement (Goderich Street to northern access to Inveresk).
- Goderich Street/Gleadow Street new traffic lights.
- Charles Street Bridge improvement for through traffic.
- Lindsay Street/Gleadow Street Link Road contribution.

The new link road between Lindsay Street and Gleadow Street forms part of the proposed future development of 65 - 81 Gleadow Street, Invermay and is seen to be a critical link in facilitating the effective circulation of traffic within the Precinct and relieve pressure from the Goderich/Lindsay Street intersection.

State Government and Council officers recognise the benefit of this road to the performance of the Goderich Street corridor, the Goderich/Lindsay Street intersections and broader precinct. Due to the importance of the link road and its broader benefits, the road is intended to be funded by the State Government and the Council.

Next Steps

The next step in the development of a Stage 2 - Detailed Invermay Traffic Masterplan is the commencement of community consultation process for the short term transport initiatives.

This will allow the community to provide feedback on the proposed projects and allow refinement of designs and the projects to progress to a delivery stage (noting some projects will be delivered by the State Government).

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

The consultation process will include:

- Four weeks consultation on *Your Voice, Your Launceston*
- Targeted neighbourhood consultation for:
 - Lindsay Street/Gleadow Street/Montague Street precinct
 - Forster Street corridor
 - Invermay Road businesses (pedestrian/cycling safety)
 - Invermay Road/Lindsay Street intersection area regarding new traffic lights

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, North Bank/Lindsay Street Precinct and the broader Invermay area. The construction package alone will contribute over \$40M 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-scaping 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.

SOCIAL IMPACT:

The Draft Invermay Traffic Masterplan (Stage 1 - 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).

18.1 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

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

BUDGET & FINANCIAL ASPECTS:

The recommendations of this report will require the potential reallocation of funds from the draft 2018/2019 Council Budget to assist with a funding contribution to the proposed Lindsay Street to Gleadow Street link road.

Note - Funding reallocation and impact to projects nominated in the 2018/2019 budgets will be presented under a separate Council report.

The remaining projects are either funded by State Government, included in the 2018/2019 draft budget, or subject to future budget submissions.

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 Draft Invermay Traffic Masterplan - Stage 1 Major Initiatives ...(Cont'd)

ATTACHMENTS:

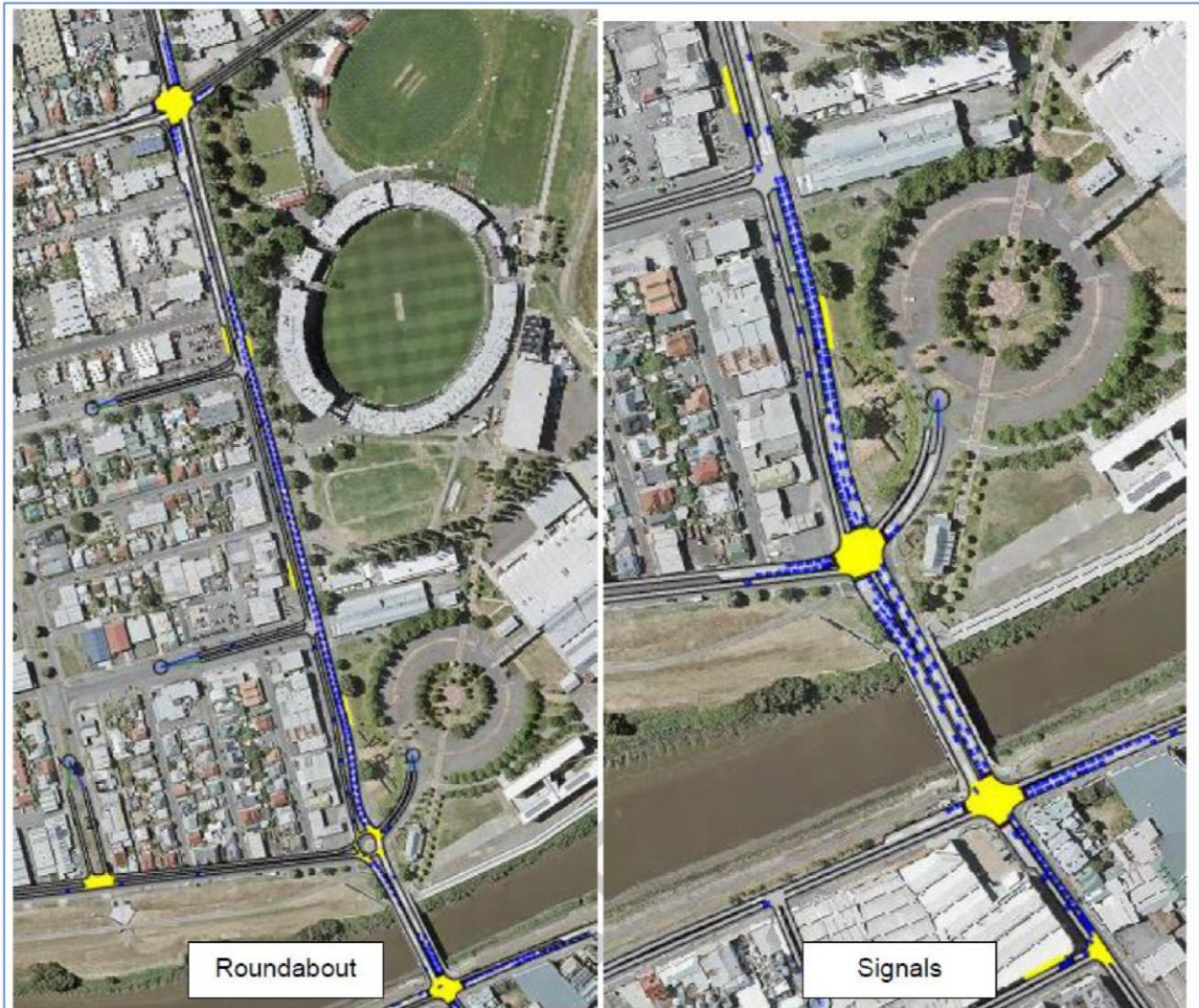
1. Major Development Projects - Invermay (distributed electronically)
 2. Draft Invermay Traffic Masterplan (Stage 1 - Major Initiatives) (distributed electronically)
 3. Proposed Concepts Designs for:
 - 3a. Lindsay Street to Gleadow Street link Road (distributed electronically)
 - 3b. Goderich and Gleadow Streets traffic lights (distributed electronically)
 - 3c. Goderich and Forster Streets intersection and Forster Street corridor (Goderich Street to Invermay Road) (distributed electronically)
 - 3e. Forster Street (Invermay to Inveresk Northern Access) (distributed electronically)
 4. Invermay Road / Lindsay Street Intersection - Traffic Modelling of Roundabout verses proposed Traffic Signals (AM Peak)
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Attachment 4 - Invermay Road / Lindsay Street Intersection - Traffic Modelling of Roundabout verses proposed Traffic Signals (AM Peak)

Invermay Road / Lindsay Street Intersection

Comparative Traffic Modelling (Year 2033) - AM Peak

Illustration of queuing for Roundabout verses Proposed Traffic Signals



Source: GHD Consultants

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy

FILE NO: SF0628

AUTHOR: Rachael Eberhardt (Natural Environment Officer Operations)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider and approve the proposed changes to the Concessional Entry to the Council's Waste Disposal Facilities Policy.

PREVIOUS COUNCIL CONSIDERATION:

Pre-Council Workshop - 9 April 2018 - Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy and Application Form

Council - 26 June 2017 - Agenda Item 18.7 - Resident Waste Centre Disposal Vouchers

Council - 28 September 2015 - Agenda Item 18.2 - Launceston Waste Centre - Waste Concessions Review

RECOMMENDATION:

That Council endorses the recommended changes to the reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy

Concessional Entry to the Council's Waste Disposal Facilities Policy

PURPOSE:

To set out the criteria when to apply a concessional or reduced fee to dispose refuse at the waste disposal facilities at the Launceston Waste Centre, Lilydale and Nunamara.

SCOPE:

This policy varies the waste disposal charges annually adopted by the Council pursuant to section 205 of the *Local Government Act 1993* which applies to the following:

- (a) Pensioners;
 - (b) Waste entry vouchers;
 - (c) Community organisations and
 - (d) Commercial customers.
-

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

POLICY:

1. General

All persons and organisations (including the Council's operations departments and contractors) who dispose of refuse at Council's waste disposal facilities, shall be charged the appropriate fee(s) as adopted by the Council pursuant to section 205 of the *Local Government Act 1993*, unless varied by this policy.

2. Pensioners

Pensioners and Pensioner householders who hold a Commonwealth Pensioner Card are entitled to receive a concession card know as a 'Smart Card' which will have an endorsed value put onto the card at the start of each financial year to be used at the Council's waste disposal sites. The same card has an endorsed value for pensioners to use at selected council owned car parks (One Smart Card will be issued per household not per pension holder). The service is provided to minimise the financial burden to pensioners as per the following.

a) The Smart Cards shall be distributed:

- by post to pensioners whose properties are in the City of Launceston and received the State Government pensioner property rate rebate *or*
- by collection from Council's Customer Service Centre by others who hold a Commonwealth Pensioner Card and where the residential address is listed in the City of Launceston.

b) Smart Cards may be redeemed on the following basis:

For waste disposed at the:

- Launceston Waste Centre, Remount Road, Mowbray
- Lilydale Waste Transfer Station, Second River Road, Lilydale
- Nunamara Waste Transfer Station, Bingham Road, Nunamara

Provided the refuse

- is domestic in nature and quantity
- is not classed as a 'Controlled' (Hazardous) Waste.

In all other cases (including dual axle trailer) normal gate/fee charges apply without concession.

Will expire:

Once the balance reaches \$0 (displayed on the receipt upon each use) *or* on the last day of the financial year (30 June)

- Balance is not transferable for cash
- Balance remaining will not be carried over to the new financial year
- Balance will reset at 12am on 1 July each year

c) Smart Cards shall be accepted at the waste disposal sites:

- when the person disposing the refuse is acting directly for the pensioner issued with the Smart Card and
-

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

- when there is a positive remaining balance (note: if the fee is \$10 & there is only \$5 left on the card the pensioner must pay outstanding balance at the gate). Once the card balance is \$0 the card is inactive.
- when the incoming load of waste has been appropriately sorted and all recyclable items have been deposited at the Launceston Recycling Centre.

Smart cards are not transferable for the benefit of another person and at all times are only available for the benefit of the pensioner originally issued the Smart Card.

Where breaches of any conditions of use occurs, the General Manager may suspend the issue of future balances to the Smart Card to the applicable pensioner for as long a period as considered appropriate.

- d) The Waste Management Income account shall be reimbursed at the value of Smart Card balances redeemed at the waste disposal sites from the Council's General Rates. The concession shall be treated as a Community Service Obligation.
- e) Each pensioner or card holder is entitled to receive an endorsed credit for the financial year (the balance to be determined by Council as required).

3. Waste entry vouchers

All Launceston households shall be provided one waste entry voucher to any of the Council's waste disposal sites each financial year. The service is provided to allow domestic properties to conduct seasonal maintenance.

a) The Council's waste disposal sites at:

- Launceston Waste Centre, Remount Road, Mowbray
 - Lilydale Waste Transfer Station, Second River Road, Lilydale
 - Nunamara Waste Transfer Station, Bingham Road, Nunamara
- shall accept refuse in exchange for one current waste entry voucher on any day during the current financial year.

Provided that the refuse is:

- domestic in nature and quantity
 - not classed as a 'Controlled' (Hazardous) waste
 - transported in a vehicle/trailer less than a total GMV of 3 tonnes
 - on the condition that:
 - the waste is sorted and separated at the Launceston Recycling Centre
 - the waste entry voucher has been validated by staff at the Launceston Recycling Centre
 - Excludes the following:
 - Any controlled (hazardous) waste such as asbestos and contaminated soil
-

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

- Tyres
- Car bodies
- Mattresses
- White goods such as refrigerators and air conditioners

- b) The Waste Management Income account shall be reimbursed the value of the entries from the Council's General Rates. The concession shall be treated as a Community Service Obligation.

Valid for City of Launceston residents only.

4. Community organisations

The Council shall support the activities of community organisations by subsidising the cost of disposing refuse at the Council's waste disposal sites by up to 80% of the organisation's annual disposal costs.

- a) Community organisations seeking concessional access to the:

- Launceston Waste Centre, Remount Road, Mowbray
- Lilydale Waste Transfer Station, Second River Road, Lilydale
- Nunamara Waste Transfer Station, Bingham Road, Nunamara

Shall make an application for concessional access to the above waste disposal sites each year. The Council will advertise and send letters to previous recipients calling for applications to be put forward for consideration by the Council. The Council will subsidise no more than 80% of the applicant's annual disposal costs.

- b) Community organisations making an application for a concessional access shall:
- Be registered with the Australian Charities and Not-for-Profits Commission (ACNC) and hold an Australian Taxation Office Certificate to say they are endorsed as a deductible gift recipient.

OR ALTERNATIVELY

- Be an organisation for the principal purpose of community good where:
 - the activities are benevolent
 - the organisation is not-for-profit
 - the organisation has no paid operational/field employees (reimbursements and honorariums excepted)
 - the organisation is non-government

These organisations shall provide details to satisfy the conditions and purpose and shall be approved by the Council.

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

Information to be included in any application (but not be limited to) shall be number and broad location of benefiting participants; whether any charge of any kind is applied; number of volunteers; and quantity and type of waste. The applicant may submit testimonials or references if considered appropriate. Registration shall be considered prior to each financial year. Applicants must also provide a plan for waste reduction and if successful, at the end of the financial year, will provide a brief report on the effectiveness of their waste reduction activities.

AND

- Submit only one application per organisation (only one application per organisation will be accepted by the Council).
 - Have the registered address in the City of Launceston as shown on the Australian Taxation Office certificate OR evidence of premises in Launceston (if applicable).
 - Establish a debtor account to allow the Council to charge for refuse where the concession is less than 100% of the ruling gate fee or the subsidy provided by the Council has been used.
 - Acknowledge that refuse deposited at the waste disposal site shall be separated and disposed in the relevant green waste, recycling, resource recovery and waste areas.
- c) Community organisations shall ensure that the account
- Is only used to dispose of refuse that has been generated in the normal conduct of charitable and/or community good work (i.e. benevolent work) and generated within the City of Launceston. (Evidence of authority to use the account may be asked for in the form of a signed letter from the manager of the organisation).
 - Is not used by any other person or company or organisation no matter the intent of their use or the type of their business.
 - Is not used for 'Controlled' (Hazardous) waste; building and construction waste; or commercial type materials.
- Where serious breaches of any conditions occurs (whether or not with the knowledge of the management of the community organisation), the General Manager may suspend the use of the account to the applicable community organisation for as long as a period considered appropriate.
- d) The Waste Management Income account shall be reimbursed at the value of the entries from the Council's General Rates. The concession shall be treated as a Community Service Obligation.
- e) The concession to fees applicable to community organisations shall be to establish a reimbursement limit for each registered community organisation prior to each financial year as approved by Council. The decision shall consider the recommendations of the Community Grants Panel who shall take into account the:
- budget limit within the draft or adopted budget;
 - written request of each registered community organisation;
 - historical use of the concessional entry by the applicant organisation;
 - the social benefit provided to the community; and
-

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

- the organisation's waste management plan.

At the end of each month a progress reimbursement report shall be sent to each community organisation. Any use in excess of the reimbursement allowance shall be billed each month after the allowance is exhausted.

5. Commercial customers

The introduction of a weight based system at the Launceston Waste Centre transfer station may result in substantial fee increases for commercial customers as they move from a volume base to the weight based system during 2015. This section deals with managing severe and unexpected price rise experienced by these commercial operators.

The principles applying to this section are:

- The Council seeks to ultimately charge for waste disposal at sustainable rates that is consistent among all customers.
- The Council seeks to transition qualifying commercial customers to the full rate over a longer period where the price rise has a detrimental business effect.
- Qualifying commercial customers would include significant hardship and where business arrangements are rigid and/or fixed, such that the increase cost cannot be recovered in the short term. Qualifying customers would be considered on a case by case basis.
- The transition period is envisaged to be 12 months.

The policy provisions relating to this section are:

- a) The standard gate charge would be applied as intended on the basis of commercial and domestic customers and hence eliminate the discretion being applied by Operations staff at the Launceston Waste Centre.
 - b) A commercial business seeking a reduction would be considered to qualify if significant hardship was demonstrated based on the following tests
 - i) The scale of the fee increase is unable to be absorbed without severe hardship. The severe hardship is presumed to occur where the increase in costs would exceed 1% of the annual revenue and
 - ii) As a whole the business was contractually limited to passing on the increase to its customers and
 - iii) The increase was not reasonably expected or previously informed. The business shall provide any reasonable evidence requested.
 - c) The qualifying organisation would seek refund (or be an account customer charged) on a monthly basis between the charge paid and the concession applied by the Council.
 - d) The final amount of the refund and transitional provisions would be negotiated by staff with the business.
-

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

- e) The concession/charge would be revised with quarterly increments to progressively increase the cost to the customer over the transition period.
 - f) Eligibility for the fee reduction and the application of the transition shall be as approved jointly by the Director Corporate Services and Director Infrastructure Services.
-

REPORT:

The Concessional Entry to Council's Waste Disposal Facilities Policy applies to four concessions:

1. Pensioners
2. Waste entry vouchers
3. Community organisations
4. Commercial customers

Amendments have been made to concessions for pensioners, waste entry vouchers and community organisations to reflect Council decisions and Council's budget recommendations.

Pensioners

Pensioner concessions allow the concession holder to dispose of waste at all of the Council's waste disposal facilities; Launceston Waste Centre (LWC), Nunamara and Lilydale Waste Transfer Stations.

The policy has been amended to reflect the use of Smart Cards. The concession is proposed to be applied per household rather than the current per pensioner arrangement.

Currently the concession applied is \$80 per annum and any remaining balance is cancelled at the end of the financial year. The budget allocation for the 2016/2017 financial year for pensioners was \$217,000 and the concession redeemed by pensioners was \$126,000. This suggests the tip vouchers and possibly the FOGO service are reducing the need for the concession.

Waste entry vouchers

Waste entry vouchers have replaced the previous two 'resident free days' held in March and October each year. The vouchers enable all Launceston residents the opportunity to dispose of waste at one of Council's waste disposal facilities at no charge.

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

The policy has been amended to reflect these changes and include:

- one voucher provided per residential property each financial year.
- voucher can be used on any day throughout the financial year.
- for disposals at the LWC, the voucher must be validated at the recycling centre in an attempt to encourage users to utilise the facility by recycling and donating prior to disposing of waste.
- exclusions apply to those items requiring an ancillary service such as:
 - mattresses (stripped and springs recycled).
 - refrigerators/air-conditioners (degassed).
 - tyres (shredded).
 - controlled waste such as contaminated soil and asbestos (buried).

The 2017/2018 financial year was the first year of implementation of the vouchers where two tickets were provided to each residential property (52,000 tickets issued). The budget proposed for the 2018/2019 financial year is \$130,000. At the end of March 2018:

- 20% of the vouchers issued have been redeemed (10,600 tickets).
- Total redemption cost of \$156,000.
- An average entry cost of \$14.
- A total of 2,000 tonnes of waste disposed.

Community organisations

The Council provides support to charitable organisations by subsidising waste disposal costs from their activities that provide a social benefit to the community. Each organisation must apply for a grant each financial year for this subsidy.

The changes to the policy in regards to community organisations are:

- Organisations can now seek up to 80% of their estimated annual waste disposal fees (usually based on previous years if activities are the same).
- Recommendations for grants will consider:
 - The social benefit provided to the community by the organisation.
 - Submission of a Waste Reduction Plan and end of year report.

Previously the policy had no restrictions applied to the grant amount requested by an organisation. In the past some organisations have been granted more than their disposal expenditure which results in the subsidy not being equitably distributed across organisations. In addition some organisations are being subsidised 100% of their waste disposal fees which does not place any emphasis on diversion from landfill. The issue also being there was no policy guidance as to how much an organisation could apply for and be granted.

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

Organisations that are granted 80% of their waste disposal fees may still not be out of pocket financially if they find a way to reduce their waste by 20%.

Attachment 2 provides details of concessional entries for the 2016/2017 financial year, the amounts requested, approved and the impacts of approving 80% of the annual waste fees.

As part of the application process, each organisation needs to provide details of how they intend to reduce waste to landfill over the coming year such as avoidance or recycling. They will also be provided with a report template to briefly comment on how they have achieved waste reduction in the previous year.

The 2017/2018 financial year provided 18 charitable organisations with grants, totalling \$34,000. The budget allocation for 2017/2018 financial year was \$39,000.

Organisations will be advised of the specific changes to the policy as part of the application process commencing in May 2018. Every effort will be made by Council staff to assist the applicant to reduce waste and look at alternative options such as registering for the FOGO collection service.

ECONOMIC IMPACT:

Concessions for waste fees promotes a concept where it is free to dispose of waste and does not encourage the user to avoid, reuse, recycle or donate where possible as there is no economic benefit for them to do so. A culture where there is no emphasis on waste diversion from landfill results in a shorter life span for the landfill and inconsistent with the Council's strategy to reduce waste to landfill.

Research undertaken states by the Australian Council of Recycling shows that 9.2 FTE positions are created per 10,000 tonnes of waste recycled, compared to 2.8 FTEs for landfill disposal.

ENVIRONMENTAL IMPACT:

A reduction in concessions for waste fees will drive a response where alternatives to waste disposal will be considered such as selling, donating, reusing or upcycling. Potentially this will increase the life of the landfill and improve resource recovery outcomes.

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

SOCIAL IMPACT:

Concessions for waste fees will continue to be provided by the Council with controls in place to promote resource recovery and diversion from landfill, however, it is not expected to have a significant impact on the community. Those that may be affected will be assisted by Council staff to minimise impacts by focusing on the waste hierarchy practices.

In addition, any increase in resource recovery at the Launceston Waste Centre will further improve the social benefits associated with the operations of the recycling centre and resale shop by Launceston City Mission. This includes increases in employment for long term unemployed, disadvantaged or those with a disability and flow on effects to the community for youth workers in Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 5 - A city that values its environment

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

Key Direction -

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

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:

Discussed 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.



Shane Eberhardt: Director Infrastructure Services

18.2 Reviewed Concessional Entry to the Council's Waste Disposal Facilities Policy ...(Cont'd)

ATTACHMENTS:

1. Concessional Entry to the Council's Waste Disposal Facilities Policy (Current Policy)
 2. Concessional Entries for 2016/2017
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Attachment 1 - Concessional Entry to the Council's Waste Disposal Facilities Policy (Current Policy)

City of Launceston
Reference No. 12-PI-014
Version: 21/10/2015
Approved By: Council

Concessional Entry to the Council's Waste Disposal Facilities Policy

PURPOSE:

To set out the criteria when to apply a concessional or reduced fee to dispose refuse at the waste disposal facilities at the Launceston Waste Centre, Lilydale and Nunamara.

SCOPE:

This policy varies the waste disposal charges annually adopted by the Council pursuant to Section 205 of the *Local Government Act 1993* which applies to the following:

- (a) Pensioners;
- (b) **Waste entry vouchers**; Resident 'free' days
- (c) Community organisations and
- (d) Commercial customers.

POLICY:**1. General**

All persons and organisations (including the Council's operations departments and contractors) who dispose of refuse at Council's waste disposal facilities, shall be charged the appropriate fee(s) as adopted by the Council pursuant to Section 205 of the *Local Government Act 1993*, unless varied by this policy.

2. Pensioners

Pensioners and Pensioner householders who hold a Commonwealth Pensioner Card are entitled to receive **a concession card know as a 'Smart Card' which will have an endorsed value put onto the card at the start of each financial year to be used at the Council's waste disposal sites. The same card has an endorsed value for pensioners to use at selected council owned car parks (One Smart Card will be issued per household not per pension holder)** ~~eight vouchers for exemption from fees at the waste disposal sites.~~ The service is provided to minimise the financial burden to pensioners as per the following.

- a) The **Smart Cards** ~~vouchers~~ shall be distributed:
 - by post to pensioners whose properties are in the City of Launceston and received the State Government pensioner property rate rebate *or*
 - by collection from Council's Customer Service Centre by others who hold a Commonwealth Pensioner Card and where the residential address is listed in the City of Launceston.

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Concessional Entry to the Council's Waste Disposal Facilities Policy

- b) **Smart Cards** Vouchers may be redeemed on the following basis:
- ~~Where the weight of refuse is not more than the equivalent weight of the minimum charge and transported to the waste disposal facility in a car boot load, station wagon load or single axle trailer – 1 voucher~~
 - ~~Where the weight of refuse is more than the equivalent weight of the minimum charge and transported to the waste disposal facility in a car boot load, station wagon load or single axle trailer – 1 voucher for each equivalent weight of the minimum charge of waste (or part thereof) OR vouchers plus any difference in cash.~~
 - ~~If disposal is green waste undertaken as part of a commercial mowing operation/business – 1 voucher for each pensioner property (as certified by the business operator) where each voucher equates to 20 kg weight.~~
 - ~~Notwithstanding the above, disposal of a single axle trailer at Lilydale or Nunamara Waste Transfer Stations – 2 vouchers.~~

For waste disposed at the:

- Launceston Waste Centre, Remount Road, Mowbray
- Lilydale Waste Transfer Station, Second River Road, Lilydale
- Nunamara Waste Transfer Station, Bingham Road, Nunamara

Provided the refuse

- is domestic in nature and quantity
- is not classed as a 'Controlled' (Hazardous) Waste.

In all other cases (including dual axle trailer) normal gate/fee charges apply without concession.

Will expire:

Once the balance reaches \$0 (displayed on the receipt upon each use) or on the last day of the financial year (30 June)

- Balance is not transferable for cash

- Balance remaining will not be carried over to the new financial year

- Balance will reset at 12am 1 July each year

- c) **Smart Cards** Vouchers shall be accepted at the waste disposal sites:
- when the person disposing the refuse is acting directly for the pensioner issued with the **Smart Card** vouchers and
 - ~~within the valid period as specified on the voucher.~~
 - when there is a positive remaining balance (note: if the fee is \$10 & there is only \$5 left on the card the pensioner must pay outstanding balance at the gate). Once the card balance is \$0 the card is inactive.
 - when the incoming load of waste has been appropriately sorted and all recyclable items have been deposited at the Launceston Recycling Centre.

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~~Vouchers are not transferable to the benefit of another person and at all times are only available for the benefit of the pensioner originally issued the vouchers. Vouchers shall be bar coded to minimise administration tasks at the gate and, if practical, link to the pensioner card holder details.~~

Smart cards are not transferable for the benefit of another person and at all times are only available for the benefit of the pensioner originally issued the Smart Card.

Where breaches of any conditions of use occurs, the General Manager may suspend the issue of future vouchers **balances to the Smart Card** to the applicable pensioner for as long a period as considered appropriate.

- d) The Waste Management Income account shall be reimbursed at the value of ~~vouchers~~ **Smart Card balances** redeemed at the waste disposal sites from the Council's General Rates. The concession shall be treated as a Community Service Obligation.
- e) **Each pensioner or card holder is entitled to receive an endorsed credit for the financial year (the balance to be determined by Council as required).**
~~Each pensioner or householder is entitled to receive eight vouchers for the financial year.~~

3. **Waste entry vouchers Resident 'Free' Day**

All Launceston households shall be ~~allowed one free entry~~ **provided one waste entry voucher to any of** the Council's waste disposal sites ~~on two Sundays each financial year.~~ The service is provided to allow domestic properties to conduct seasonal maintenance.

- a) The Council's waste disposal sites at:
 - Launceston Waste Centre, Remount Road, Mowbray
 - Lilydale Waste Transfer Station, Second River Road, Lilydale
 - Nunamara Waste Transfer Station, Bingham Road, Nunamara
 shall accept refuse in exchange for one ~~free~~ **current waste entry voucher on any day during the current financial year.** ~~the:~~
 - ~~• Sunday in March which coincides with 'Clean Up Australia Day' and~~
 - ~~• first Sunday in October (to coincide with day 1 of daylight savings and mid Spring)~~
 provided that:
 - the refuse is:
 - domestic in nature and quantity
 - not classed as a 'Controlled' (Hazardous) waste
 - transported in a vehicle/trailer less than a total GMV of 3 tonnes

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Concessional Entry to the Council's Waste Disposal Facilities Policy

- On the condition that:
 - the waste is sorted and separated at the Launceston Recycling Centre
 - the waste entry voucher has been validated by staff at the Launceston Recycling Centre
 - Excludes the following:
 - Any controlled (hazardous) waste such as asbestos and contaminated soil
 - Tyres
 - Car bodies
 - Mattresses
 - White goods such as refrigerators and air conditioners

- b) ~~The dates shall be advertised on the annual kerbside calendar distributed to all households, on Council's social media channels prior to each free day and listed on the website.~~

The Waste Management Income account shall be reimbursed the value of the entries from the Council's General Rates. The concession shall be treated as a Community Service Obligation.

Valid for City of Launceston residents only.

4. Community organisations

The Council shall support the activities of community organisations by subsidising the cost of disposing refuse at the Council's waste disposal sites **by up to 80% of the organisation's annual disposal costs.**

- a) Community organisations seeking concessional access to the:

- Launceston Waste Centre, Remount Road, Mowbray
- Lilydale Waste Transfer Station, Second River Road, Lilydale
- Nunamara Waste Transfer Station, Bingham Road, Nunamara

~~shall make application for a Community Organisation Dallas Tag. The Dallas Tag must be produced by each and every vehicle (whether or not the vehicle is sign written with the community organisation's logo/name) to receive the concession. Where the Dallas Tag is not produced then ruling gate fees shall be charged and there shall be no retrospective reimbursement of the charge.~~

Shall make an application for concessional access to the above waste disposal sites each year. The Council will advertise and send letters to previous recipients calling for applications to be put forward for consideration by the Council. The Council will subsidise no more than 80% of the applicant's annual disposal costs.

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~~The initial Dallas Tag shall be issued at no cost. Additional or replacement Dallas Tags shall be charged the ruling rate which will be deducted from the subsidy approved by Council.~~

c) Community organisations making an application for a Dallas Tag **concessional access** shall:

- **Be registered with the Australian Charities and Not-for-Profits Commission (ACNC) and hold an Australian Taxation Office Certificate to say they are endorsed as a deductible gift recipient.**

~~provide proof that they hold an Australian Taxation Office certificate that they are a charity being a non-government organisation with Deductible Gift Recipient status listed as a Benevolent Society.~~

OR ALTERNATIVELY

- Be an organisation for the principal purpose of community good where:
 - the activities are benevolent
 - the organisation is not-for-profit
 - the organisation has no paid operational/field employees (reimbursements and honorariums excepted)
 - **the organisation is Non-government**

These organisations shall provide details to satisfy the conditions and purpose and shall be approved by the Council.

Information to be included in any application (but not be limited to) shall be number and broad location of benefiting participants; whether any charge of any kind is applied; number of volunteers; and quantity and type of waste. The applicant may submit testimonials or references if considered appropriate. Registration shall be considered prior to each financial year. Applicants shall **must** also provide a plan for waste reduction and if successful, at the end of the financial year, will provide a brief report on the effectiveness of their waste reduction activities.

AND

- Submit only one application per organisation (only one application per organisation will be accepted by the Council).
- Have the registered address in the City of Launceston as shown on the Australian Taxation Office certificate OR evidence of premises in Launceston (if applicable).
- Establish a debtor account to allow the Council to charge for refuse where the concession is less than 100% of the ruling gate fee or the subsidy provided by the Council has been used.
- ~~Acknowledge that where a Dallas Tag is not produced that the driver shall pay the gate fee in cash.~~

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Concessional Entry to the Council's Waste Disposal Facilities Policy

- Acknowledge that refuse deposited at the waste disposal site shall be separated and disposed in the relevant green waste, recycling, resource recovery and waste areas.
- c) Community organisations shall ensure that the ~~Dallas Tag~~ **account**
- Is only used to dispose of refuse that has been generated in the normal conduct of charitable and/or community good work (i.e. benevolent work) and generated within the City of Launceston. **(Evidence of authority to use the account may be asked for in the form of a signed letter from the manager of the organisation).**
 - Is not used by any other person or company or organisation no matter the intent of their use or the type of their business.
 - Is not used for 'Controlled' (Hazardous) waste; building and construction waste; or commercial type materials.
- Where serious breaches of any conditions occurs (whether or not with the knowledge of the management of the community organisation), the General Manager may suspend the use of the ~~Access Card~~ **account** to the applicable community organisation for as long as a period considered appropriate.
- d) The Waste Management Income account shall be reimbursed at the value of the entries from the Council's General Rates. The concession shall be treated as a Community Service Obligation.
- e) The concession to fees applicable to community organisations shall be to establish a reimbursement limit for each registered community organisation prior to each financial year as approved by Council. The decision shall consider the recommendations of the Community Grants Panel who shall take into account the:
- budget limit within the draft or adopted budget
 - written request of each registered community organisation
 - historical use of the concessional entry by the applicant organisation
 - **the social benefit provided to the community** and
 - **the organisations waste management plan.**

At the end of each month a progress reimbursement report shall be sent to each community organisation. Any use in excess of the reimbursement allowance shall be billed each month after the allowance is exhausted.

5. Commercial customers

The introduction of a weight based system at the Launceston Waste Centre transfer station may result in substantial fee increases for commercial customers as they move from a volume base to the weight based system during 2015. This section deals with managing severe and unexpected price rise experienced by these commercial operators.

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Concessional Entry to the Council's Waste Disposal Facilities Policy

The principles applying to this section are:

- The Council seeks to ultimately charge for waste disposal at sustainable rates that is consistent among all customers.
- The Council seeks to transition qualifying commercial customers to the full rate over a longer period where the price rise has a detrimental business effect.
- Qualifying commercial customers would include significant hardship and where business arrangements are rigid and/or fixed, such that the increase cost cannot be recovered in the short term. Qualifying customers would be considered on a case by case basis.
- The transition period is envisaged to be 12 months.

The policy provisions relating to this section are:

- a) The standard gate charge would be applied as intended on the basis of commercial and domestic customers and hence eliminate the discretion being applied by Operations staff at the Launceston Waste Centre.
- b) A commercial business seeking a reduction would be considered to qualify if significant hardship was demonstrated based on the following tests
 - i) The scale of the fee increase is unable to be absorbed without severe hardship. The severe hardship is presumed to occur where the increase in costs would exceed 1% of the annual revenue and
 - ii) As a whole the business was contractually limited to passing on the increase to its customers and
 - iii) The increase was not reasonably expected or previously informed.The business shall provide any reasonable evidence requested.
- c) The qualifying organisation would seek refund (or be an account customer charged) on a monthly basis between the charge paid and the concession applied by the Council.
- d) The final amount of the refund and transitional provisions would be negotiated by staff with the business.
- e) The concession/charge would be revised with quarterly increments to progressively increase the cost to the customer over the transition period.
- f) Eligibility for the fee reduction and the application of the transition shall be as approved jointly by the Director Corporate Services and Director Infrastructure Services.

PRINCIPLES:

To provide support to pensioners, benevolent community organisations, residents and businesses in disposing of waste materials at Council's waste disposal facilities.

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Version: 21/10/2015
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Concessional Entry to the Council's Waste Disposal Facilities Policy

RELATED POLICIES & PROCEDURES:

Application for Concessional Entry to Council's Waste Disposal Facilities 12-Fmx-104.

RELATED LEGISLATION:

Local Government Act 1993, Section 205 (Fees and Charges)

REFERENCES:

N/A

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Concessional Entry to the Council's Waste Disposal Facilities Policy

DEFINITIONS:

'Community organisation' – for this policy shall be a non-government organisation which holds an ATO certificate demonstrating they are a benevolent charity or whose principal activities are for benevolent community good, be not-for-profit and have no paid operational/field employees, as approved by Council.

'Controlled' (Hazardous) Waste – includes all waste identified by the Environmental Pollution Authority (EPA) and includes asbestos, chemicals, tyres, sewage and contaminated soils.

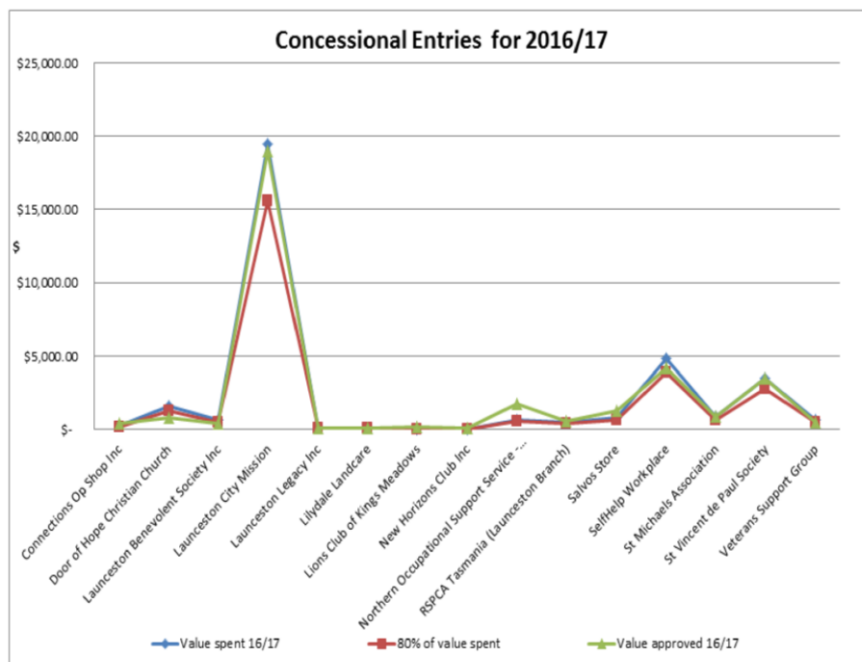
'Refuse' - includes any unwanted goods or materials whether putrescibles green or solid waste.

REVIEW:

This policy will be reviewed on 30 June 2020 or more frequently, if dictated by operational demands and with Council's approval.

Attachment 2 - Concessional Entries for 2016/2017

Organisation Name	Value spent 16/17 \$	80% of value spent \$	Amount requested \$	Value approved 16/17 \$	Difference between 80% of annual fees and value approved \$
Connections Op Shop Inc	268.74	214.99	400.00	400.00	-185.01
Door of Hope Christian Church	1,620.28	1,296.22	800.00	800.00	496.22
Launceston Benevolent Society Inc	662.00	529.60	600.00	400.00	129.60
Launceston City Mission	19,482.63	15,586.10	23,000.00	19,000.00	-3,413.90
Launceston Legacy Inc	84.73	67.78	150.00	120.00	-52.22
Lilydale Landcare	99.21	79.37	250.00	100.00	-20.63
Lions Club of Kings Meadows	55.02	44.02	150.00	150.00	-105.98
New Horizons Club Inc	44.20	35.36	150.00	110.00	-74.64
Northern Occupational Support Service - Bluegum	677.35	541.88	2,000.00	1,800.00	-1,258.12
RSPCA Tasmania (Launceston Branch)	514.48	411.58	1,000.00	550.00	-138.42
Salvos Store	792.65	634.12	3,000.00	1,300.00	-665.88
SelfHelp Workplace	4,875.04	3,900.03	5,600.00	4,200.00	-299.97
St Michaels Association	855.16	684.13	1,500.00	900.00	-215.87
St Vincent de Paul Society	3,494.53	2,795.62	4,500.00	3,500.00	-704.38
Veterans Support Group	639.11	511.29	500.00	500.00	11.29



18.3 Lease - Northern Tasmanian Croquet Centre Inc**FILE NO:** SF0892**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing an area of land situated at 240 St Leonards Road, St Leonards known as the St Leonards Sports Centre to the Northern Tasmanian Croquet Centre Inc.

Under section 178(3) of the Local Government Act 1993 this decision is required to be passed by an absolute majority of Council.

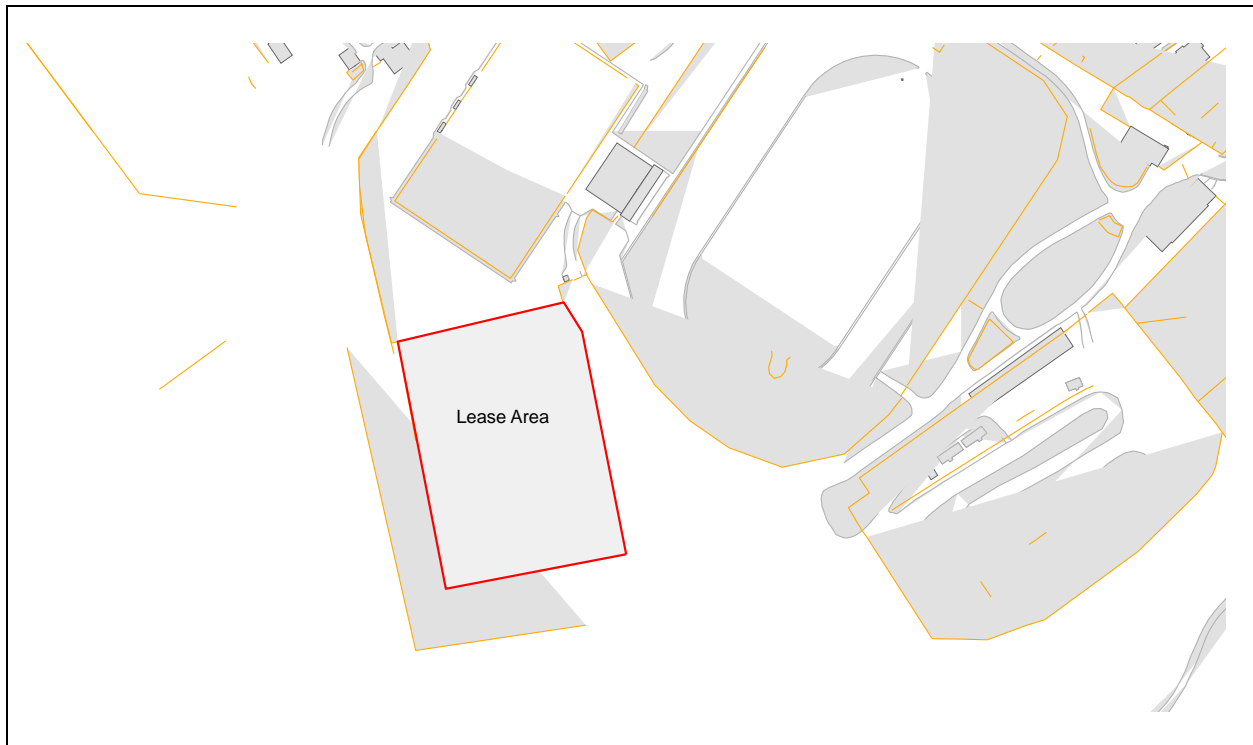
PREVIOUS COUNCIL CONSIDERATION:

Council - 9 September 2013 - Agenda Item 17.1 - Lease of Northern Tasmanian Croquet Centre - Lease approved.

RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease part of St Leonards Sports Centre to the Northern Tasmanian Croquet Centre Inc (CT229700/1) as indicated on the plan below, for the purposes of a community recreational area.
 2. The General Manager is authorised to enter into a formal lease under the following terms:
 - the term shall be five years commencing on 1 July 2018
 - the lease amount shall be \$1pa if demanded
 - tenant to be responsible for:
 - Government taxes
 - energy costs
 - volumetric and connection charges for water
 - sewerage charges
 - building and contents insurance
 - and other service charges if any
 - tenant shall continuously maintain:
 - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation
 - building in good and reasonable order
 - public liability insurance of at least \$10 million
-

18.3 Lease - Northern Tasmanian Croquet Centre Inc ...(Cont'd)

**REPORT:**

The Northern Tasmanian Croquet Centre Inc (NTCC) was developed to enable national championships and tournaments to be held at the Centre. Six lawns were established and developed during 2012 using largely Council funding of \$132,000 with \$34,000 grant funding from Sport and Recreation. Since that time the Centre has hosted local, regional and national competitions and more recently won the bid to host the Trans-National Competition between New Zealand and Australia in December 2017. The NTCC attracts these kinds of events because of its ability to host a large number of players.

The NTCC is part of the St Leonards multi sports complex and has a five year lease agreement with the Council due to expire on 30 June 2018. To date the Club has been paying for all outgoings such as water and electricity usage including rent of \$2,281 per annum.

The Club has written to the Council ([Attachment 1](#)) and is seeking a new five year lease under the same terms and conditions with the lease at \$1 per annum if demanded. This falls in line with the development of the new lease and licencing policy which will see a peppercorn rent applied, with an expectation that the NTCC meets all maintenance costs of the croquet lawns plus outgoing costs.

18.3 Lease - Northern Tasmanian Croquet Centre Inc ...(Cont'd)

Section 179 of the *Local Government Act 1993* provides that the Council may lease public land for a period not exceeding five years without requiring the need for advertising.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is a positive social impact with this proposal as it will allow a popular sport to continue to grow at the site.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
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 -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston
3. To contribute to enhanced public health and amenity to promote a safe and secure environment
6. To promote active and healthy lifestyles

BUDGET & FINANCIAL ASPECTS:

There is a loss of rental revenue of \$2,281 off set by the outgoing and maintenance costs of the croquet lawns being met by the tenant.

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

18.3 Lease - Northern Tasmanian Croquet Centre Inc ...(Cont'd)

ATTACHMENTS:

1. Letter of Proposal
 2. Map of Leased Area
-



Northern Tasmanian Croquet Centre Inc.

P.O.Box 363
Newstead. 7250

15th February 2018

Barry Pickett
Natural Environment Manager
Launceston City Council
PO Box 396
Launceston TAS 7250

Dear Barry,

LEASE RENEWAL

I write on behalf of the Northern Tasmanian Croquet Centre Inc. to request the renewal of the lease on our lawns and facilities at St Leonards, commencing 1st July 2018.

The current lease expires on 30th June 2018.

With the assistance of Council and a recent grant from Department of Sports and Recreation, our volunteers have now brought the lawns at the Centre into the best condition since having been converted to croquet lawns.

With the foreshadowed reductions in rent and rates for community groups and the recent increase in numbers of regular players and the involvement of School for Seniors and other community groups, we now have a sustainable budget to meet the requirements for ongoing lawn maintenance.

If you wish to discuss the matter, please contact Russell Reid, Chair NTCC at mobile 0419 360 403.

We look forward to receiving a draft document for our review.

Yours sincerely,

Robin Claxton
Secretary

FILE No.	5F0892
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Attachment 2 - Map of Leased Area



19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS

20.1 Quarterly Progress Report - 2017/2018 Annual Corporate Plan Actions for Period Ending 31 March 2018

FILE NO: SF6323

AUTHOR: Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the report on progress against Council's 2017/2018 Annual Corporate Plan Actions for the period ending 31 March 2018.

RECOMMENDATION:

That Council notes progress against 2017/2018 Annual Corporate Plan Actions for the period ending 31 March 2018.

REPORT:

This report provides a quarterly update on the progress of Actions from Council's 2017/2018 Annual Plan for the period ending 31 March 2018.

Progress is summarised in the following table:

Action Status	No. of Actions	%
Completed	2	8
On target (on track) - at least 80% of target achieved (green)	16	61
In progress - 60% and 79% of target achieved (amber)	5	19
*Off target (off track) - less than 60% of target achieved (red)	2	8
*Not yet commenced (no colour)	1	4
Total number of Actions	26	100

* see information contained within report and Attachment 1.

Progress against targets set for each Action is indicated with one of the following icons:

20.1 Quarterly Progress Report - 2017/2018 Annual Corporate Plan Actions for Period Ending 31 March 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 yet to commence

As of 31 March 2018 the following Annual Plan Actions are **off-track** in Cammsstrategy:

Action: *Traffic Master Plan (City Precinct)*

Responsible Director: Shane Eberhardt, Director Infrastructure Services

% Complete: 40

Action: *Northern Suburbs Revitalisation Plan*

Responsible Director: Leanne Hurst, Director Development Services

% Complete: 30

As of 31 March 2018 the following Annual Plan Actions are **yet to commence** in Cammstrategy:

Action: *Waste Strategy Review*

Responsible Director: Shane Eberhardt, Director Infrastructure Services

Due to commence: 1 March 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.

20.1 Quarterly Progress Report - 2017/2018 Annual Corporate Plan Actions for Period Ending 31 March 2018 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024.

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

ATTACHMENTS:

1. 2017/2018 Annual Corporate Plan Actions - Quarterly Progress Report for period ending 31 March 2018.
-

*Attachment 1 - 2017/2018 Annual Corporate Plan Actions -
Quarterly Progress Report for Period Ending 31 March 2018.*

2017-2018 Annual Plan Actions

Quarterly Progress Report

For period ending 31 March 2018

City of Launceston

Progress to 31 March 2018

Annual Plan Actions



At least 80% of target achieved



Between 60% and 79% of target achieved



Less than 60% of target achieved

Priority Area 1 - A creative and innovative city

10-Year Goal: To foster creative and innovative people and industries


Key Direction: To support an promote alternative uses of underutilised buildings


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Macquarie House - To complete the redevelopment of Macquarie House to facilitate the Macquarie House Innovation Hub project, and accommodate Enterprise Tasmania as the principal tenant of the site.</p> <p>MEASURES OF SUCCESS - Successful completion of the construction stage of the project - Establish ongoing lease agreements</p>	In Progress	Facilities Management	20	
<p>PROGRESS COMMENTS A value management process has been completed and the successful tender will be finalised shortly. Consultation is scheduled to commence in mid-May and completed in December 2018.</p>				

City of Launceston

Progress to 31 March 2018

Key Direction: To contribute towards artistic, cultural and heritage outcomes

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET ACHIVED
<p>Gallery of the First Tasmanians - Opening of the permanent exhibition gallery titled "Gallery of the First Tasmanians".</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Increased awareness of Tasmanian Aboriginal culture - Increase in visitor numbers to the art gallery - Adoption of gallery into regional schools including site visits 	Completed	Queen Victoria Museum & Art Gallery	100	
<p>PROGRESS COMMENTS</p> <p>The First Tasmanians-Our Story was opened by the Governor of Tasmania on 7 July 2017 as part of the NAIDOC Week celebrations. It is a permanent exhibition that celebrates Tasmanian Aboriginal people and their culture dating back 40,000 years. The exhibition includes an Education program, dedicated phone App and children's trail as well as the standard exhibition mediums with a strong reference to Aboriginal people telling their stories on video.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Cultural Review - Implement the recommendations of the Cultural Review with other cultural providers and assets to develop coherent integrated strategies to leverage these assets more effectively from an economic and social perspective.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Comprehensive and integrated cultural program - Enhanced cultural assets including iconic retained heritage architecture - QVMAG as the lead cultural organisation - Increase in economic return including tourism sector 	In Progress	General Manager	45	
<p>PROGRESS COMMENTS</p> <p>Executive Officer Arts and Culture seconded to May 2018. Position to be advertised in early April. Consultants Hirst Projects have been appointed to complete the feasibility study outlined in 'Towards a Cultural Strategy for Launceston' (February 2017) and work has commenced. Several workshops have been held with the Aldermen in respect to the process to develop a cultural strategy and working group has been formed to assist in the process. The first meeting of the working group will occur immediately after Easter.</p>				


City of Launceston


Progress to 31 March 2018

Priority Area 2 - A city where people choose to live

10-Year Goal: To promote Launceston as a unique place to live, work, study and play


Key Direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Gorge Reimagining - Implement action plan to support the preferred future for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Path resealing & accessibility along the loop track - Stone edging & safety fencing along tracks - Weed control - Lighting along the Suspension Bridge and Gorge Restaurant entrances - Playground redevelopment to reduce flood impact - Access and Information at Kings Bridge and First Basin entrances 	In Progress	Infrastructure Services	68	
<p>PROGRESS COMMENTS DA for the playspace submitted. Signage and interpretation projects continuing. Feasibility study undertaken in partnership with Tourism North on a Light Show at the Cataract Gorge.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Regional Recreation Strategy - Develop a framework for delivery of a Regional Recreation Strategy in conjunction with sporting clubs, State Government and neighbouring Councils. The strategy development needs to be co-sponsored by the Launceston Regional Council.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Framework adopted by Council - Development of strategy commences in consultation with neighbouring Councils. 	In Progress	Infrastructure Services	62	
<p>PROGRESS COMMENTS Community Sport and Recreation are undertaking a Northern Regional Sports Facility Strategy. Focus is on major sports facilities. CoL to develop a sports plan in partnership with neighbouring councils to identify and plan for all regional sporting activities. Continue to engage with local councils to deliver a framework.</p>				


City of Launceston

Progress to 31 March 2018

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>North Bank Park Precinct - Implement the North Bank Park Precinct Project Plan.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Completion of the playground equipment in the southern area of the site - Completion of the landscaping on the western part of the North Bank Precinct 	<p>In Progress</p>	<p>Major Projects</p>	<p>68</p>	
<p>PROGRESS COMMENTS</p> <p>North Bank Civil Works are continuously progressing with works now commenced in Stage 2 Civil Works. Civil Works are comprised of 4 stages overall. Final DA has been submitted to seek permit for public use and demolition of Boral with the advertising period resulting to nil representations.</p> <p>It was reported in the month of March 2018 that Boral's re-location programme had resulted to a substantial delay and with further discussions with Pitt and Sherry the likely date for Boral to re-locate is mid-June 2018 which provides Boral two weeks to run the two concrete plants concurrently during the commissioning phase.</p> <p>The removal of Boral's existing plant was awarded as a contract to Street Wise Development with a 6 week programme overall, the site establishment of Street Wise Developments would take place on the re-location of Boral.</p> <p>The North Bank Playground and Landscaping Works Tender was extended for a period of two weeks on the basis of Boral's delay to provide revised practical completion dates for 7 December 2018. The North Bank Playground and Landscaping Works Tender close 26 March 2018.</p> <p>The North Bank staged delivery methodology has been revised to permit project progress as much as practical in attempt to satisfy the milestones under the funding agreement(s) with both Australian and State Governments. Zero incidents reported to date.</p>				

City of Launceston


Progress to 31 March 2018


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>North Bank Bridge - Implement the North Bank Bridge Project Plan.</p> <p>MEASURES OF SUCCESS - Completion of the pedestrian bridge connecting the North Bank Precinct and the Seaport, in accordance with the Project Management Plan</p>	<p>In Progress</p>	<p>Major Projects</p>	<p>75</p>	
<p>PROGRESS COMMENTS</p> <p>As reported in February the sub-structure works have largely been completed with the annulus of the pile sleeves scheduled for grouting upon placement of the crossheads and bridge deck and overall superstructure which is scheduled for late April 2018. During the period of minimised work activities being undertaken on-site, the fabrication of the superstructure has progressed with steel members now being produced in raw form prior to paint treatment.</p> <p>Noise and vibration monitoring have been continuously monitored during the piling with stakeholders being updated upon any works being undertaken that is deemed as disturbance with stakeholder general updates being provided weekly.</p> <p>There has been no reports of complaints from noise, disruption or otherwise during the project to date.</p> <p>Zero incidents have been reported on this project to date.</p>				

City of Launceston

Progress to 31 March 2018


Key Direction: To support the CBD and commercial areas as activity places during day and night


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET ACHIEVED
<p>Launceston City Heart - Civic Square Redevelopment - Redevelopment of Civic Square as part of the Launceston City Heart Masterplan and Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Successful completion of the redevelopment of Civic Square</p>	In Progress	Major Projects	75	
<p>PROGRESS COMMENTS Demolition and Civil Works are continuing in the Stage 3 portion of the site with garden bed walls being constructed and underground services being installed. All major works have been completed in Stage 1 portion of the site with the catenary system poles and hub poles remaining which will be completed in April 2018.</p> <p>Paving works has now progressed into the Stage 3 portion of the site and will continue towards Charles St as the Civil Works progress. Pedestrian disruption is planned to be reduced in late April following the majority of Stages 1 and 2 becoming available to the public. Following this change of site fencing, there will be some minor finishing touches within the Stage 1 and 2 portions that will be undertaken within isolated sites. Communications are proactively being distributed to ensure pedestrians and general public are informed and educated on the changes. Zero incidents have been reported on this project to date.</p> <p>Regular stakeholder engagement is being maintained with excellent support from a broad spectrum of stakeholders. MPD are contributing to the businesses by running radio advertisements to advise pedestrian access changes to business during construction works.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Launceston City Heart - Brisbane Street Mall Redevelopment - Redevelopment of the Brisbane Street Mall as part of the Launceston City Heart Masterplan and Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Commencement and progress in accordance with project milestones</p>	In Progress	Major Projects	60	
<p>PROGRESS COMMENTS The Brisbane Street Mall Redevelopment Tender was awarded to the Baker Group who is a well-established local contractor within the Municipality of Launceston with proven experience with Urban Redevelopments. Stakeholder sessions were undertaken 8 March to introduce the contractor and discuss the programme of works and period with the outcome of this session leading to an additional stakeholder session to explore any further acceleration of the programme as much as practical. Site establishment is scheduled for April 2018 with a scheduled Practical Completion Date in September 2018.</p>				

City of Launceston

Progress to 31 March 2018


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Launceston City Heart - Wayfinding and Connectivity Implementation - Implementation of wayfinding treatments in the CBD (Launceston City Heart area).</p> <p>MEASURES OF SUCCESS - Implement signage treatments across the Launceston City Heart area</p>	In Progress	Major Projects	53	
<p>PROGRESS COMMENTS The MPD has received approval for three (3) of the four (4) DA's. The approvals to date have been granted for signs along the North Esk Trail and within the QVMAG and City Park precincts. The remaining DA within the planning process, yet to be approved is the CBD building signs.</p> <p>A potential delay to the project has been identified following the naming uncertainty of the North Bank park/precinct. As the North Bank park is considered to be a key precinct within the wayfinding strategy the quantity of signage impacted by the potential name change is approximately a third (1/3) of the wayfinding scope.</p> <p>To avoid any risks associated to potential scope changes or revision to any detail, the MPD will hold off finalising documentation and releasing tenders until planning consent is granted to the final DA and naming of the North Bank park/precinct is certain. Once this is achieved, the tender will include two separate components 'supply/fabrication' and 'installation'. It is currently anticipated that the tender process will commence in early-mid 2018. The prototype for the Digital Display is underway with the consultant finalising the testing and assembly of the prototype. It is anticipated that the prototype will be installed in the information centre in late April / Early May (Exact date TBA).</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>St John Street Bus Stops Redevelopment - Redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan.</p> <p>MEASURES OF SUCCESS - Successful commencement and progress</p>	In Progress	Major Projects	42	
<p>PROGRESS COMMENTS No updates this moth relating to bus stop options. MPU Director and Public Liaison Officer met with Treasure last month to discuss the bus stop options in Paterson Street, in particular Paterson Street East where the Treasury Building is located.</p> <p>Background work has commenced in regard to a feasibility study for the purchase of CBD Buildings. Property firm SEMZ have been appointed to undertake feasibility and business cases for building purchase/acquisition with a completion date of April 2018. GHD will be undertaking Traffic Modelling and a detailed economic cost assessment of the implications of moving the bus stops to either of the Paterson Street locations. Completion date for this report in June 2018.</p>				

City of Launceston

Progress to 31 March 2018

Key Direction: To contribute to enhanced public health and amenity to promote a safe and secure environment

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>TARGET OUTCOME</i>
<p>Municipal Emergency Management Plan - Plan reviewed and in place for a further two years.</p> <p>MEASURES OF SUCCESS - Municipal Emergency Management Plan Reviewed - Municipal Emergency Management Committee endorsement - Council approval</p>	<p>In Progress</p>	<p>Facilities Management</p>	<p>70</p>	
<p>PROGRESS COMMENTS Review commenced with update of key internal and external stakeholder contact information. Terms of Reference reviewed and updated. Plan reviewed, minor updates undertaken by Municipal Coordinator. Consultation to now occur with SES. Consultation with SES Regional Manager with minor updates. Forwarded to SES State Planning Officer for feedback</p> <p>Awaiting feedback from SES State Planning Officer. Minor amendments and updates undertaken following feedback from SES State Planning Officer. Plan approved by Municipal Emergency Management Committee - 22.3.18.</p>				


City of Launceston

Progress to 31 March 2018

Priority Area 3 - A city in touch with its region

10-Year Goal: To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Direction: To improve and maintain accessibility within the City of Launceston area, including its rural areas

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Community Engagement Framework - Further development and implementation of organisation framework including: - Service level reviews - Digital process - Social media</p> <p>MEASURES OF SUCCESS - Commence first stages which includes ISD Infrastructure Service levels and strategic asset management</p>	<p>In Progress</p>	<p>General Manager</p>	<p>50</p>	
<p>PROGRESS COMMENTS</p>				


City of Launceston

Progress to 31 March 2018

Priority Area 4 - A diverse and welcoming city

10-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 Direction: To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Events Sponsorship Program - Support economic and social development in the Launceston region through the implementation of the Events Sponsorship Policy.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Events sponsorship programs are administered in accordance with policy and budget allocations - A diverse calendar of events is supported through direct sponsorship by the City of Launceston - Events sponsorship by the City is recognised and acquitted as per funding agreement conditions 	<p>In Progress</p>	<p>Development Services</p>	<p>75</p>	
<p>PROGRESS COMMENTS</p> <p>The Events Sponsorship Program has supported a wide range of events to date this financial year and allocation is on track with the annual budget. Each sponsored event has recognised the City of Launceston as per the sponsorship agreement and acquitted as per the funding agreement. The next round of applications is being assessed on 12 April.</p>				


City of Launceston

Progress to 31 March 2018


Priority Area 5 - A city that values its environment

10-Year Goal: To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards

Key Direction: To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Tamar River Health and Amenity - In partnership with key stakeholders, prioritise and implement recommendations of the Water Quality Improvement Plan.</p> <p>MEASURES OF SUCCESS - TasWater, State Government, NRM North, Launceston Flood Authority and Council collaborating on prioritisation and implementation</p>	In Progress	Infrastructure Services	90	
<p>PROGRESS COMMENTS There are two work groups reporting to the Tamar Estuary Management Taskforce, landuse practices and Combined Sewage Overflow improvements. CoL are represented on the landuse practices work group which is being development through the current NRM North arrangements. CoL are leading the Combined Sewage Overflow working group in conjunction with TasWater.</p> <p>The Tamar River Health Action Plan is in draft and in the process of being adopted by key stakeholders. The Taskforce is currently considering future Estuary governance arrangements.</p>				


Key Direction: To manage the risks of climate-related events particularly in the area of stormwater management

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Stormwater Management Plan - Analyse results of hydraulic modelling developed over the past 3 years to prepare stormwater management plans for key catchments.</p> <p>MEASURES OF SUCCESS - Completion of hydraulic modelling for all catchments - Commence community engagement on Stormwater Management Plans</p>	In Progress	Infrastructure Services	75	
<p>PROGRESS COMMENTS Intensive modelling work to be undertaken during Mar / April 2018 to finalise technical input into Stormwater Management Plans</p>				

City of Launceston

Progress to 31 March 2018

Key Direction: To reduce our and the community's impact on the natural environment

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>TARGET OUTCOME</i>
<p>LED Street Light Project - Continuation of the 2016-17 project to replace existing local street lighting with more efficient and clearer light LEDs.</p> <p>MEASURES OF SUCCESS - Replacement of existing local street lights with LEDs - Improved lighting levels in local streets - Reduced on-going street lighting costs</p>	Complete	Infrastructure Services	100	
<p>PROGRESS COMMENTS Installation complete for City of Launceston.</p>				

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>TARGET OUTCOME</i>
<p>Waste Strategy Review - Undertake review of CoL Waste Strategy following completion of actions in 2011 Interim Waste Strategy.</p> <p>MEASURES OF SUCCESS - New Waste Strategy adopted by Council</p>	Yet to Commence	Infrastructure Services	-	-
<p>PROGRESS COMMENTS Waste team to review and report on the actions of the 2011 waste strategy.</p>				


City of Launceston

Progress to 31 March 2018


Priority Area 6 - A city building its future

10-Year Goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Key Direction: To advocate and collaborate to address regionally significant infrastructure and transport solutions


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Traffic Master Plan (City Precinct) - Develop an Inveresk / Invermay Traffic Master Plan that considers the interface of the precinct with the CBD and as part of the Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Master Plan adopted by Council</p> <p>PROGRESS COMMENTS The Transport Strategy has included engagement with UTAs and will provide key guidance for the management of transport in and out of the site(s). This includes walking and cycling connection and improvement to road capacity along known corridors (eg: Forster St).</p>	In Progress	Infrastructure Services	40	

Key Direction: To ensure the planning system at a local and regional level is effective and efficient

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Northern Suburbs Revitalisation Plan - Facilitate the implementation of the Northern Suburbs Revitalisation Plan in conjunction with relevant stakeholders and as part of the Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Assets Based Community Development Engagement model rolled out to at least one other site within the Northern Suburbs (August 2017) - Key community projects identified for early implementation in the Northern Suburbs Revitalisation Plan are progressed</p> <p>PROGRESS COMMENTS Northern Suburbs Project Officer has started and initial project planning workshops are underway. A project plan is currently being finalised, ready to present to the next Steering Committee meeting.</p>	In Progress	Development Services	30	

City of Launceston

Progress to 31 March 2018

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Launceston Planning Scheme - Prepare the local provisions of the Launceston Planning Scheme for translation to the new statewide planning scheme framework.</p> <p>MEASURES OF SUCCESS - Local provisions prepared - Community consultation undertaken - Local provisions endorsed by Council for submission to the Tasmanian Planning Commission</p>	<p>In Progress</p>	<p>Development Services</p>	<p>58</p>	
<p>PROGRESS COMMENTS</p> <p>The work program has been outlined and conformed following consultation with the Council. It is anticipated that the Local Provisions Schedule including zoning and overlay maps will be ready for informal advertising with the community by mid-2018. Submission to Tasmanian Planning Commission anticipated by Christmas 2018.</p> <p>The following projects are underway -</p> <ol style="list-style-type: none"> 1. Industrial Zones Review Project Engaged SGS Economics & Planning to undertake project to analyse existing General Industrial Zones which adjoin residential zoned land and make recommendations. Project Complete 2. Agriculture/Rural Zones Project Engaged AK Consultants to undertake project. Project Complete Possible stage 2 dependent upon results of Natural Assets Code mapping (project below) 3. Residential Zones Analysis Project Project divided into 3 parts: Part A - General/Inner Residential Zone Review (Project Complete) Part B - Low Density Residential Zone Review (dependent upon results from Scenic Protection Project below - on hold) Part C - CBD Urban Mixed Use Zone Review (Project Deadline: 28 February 2018) 4. Flood Hazard Code Mapping Review Project officer briefed. Preliminary meeting scheduled with LFA & Infrastructure Department to review and compare the flood mapping obtained from June 2016 flood event to the current flood overlay map in the LIPS 2015. Project Deadline: 28 February 2018 				

City of Launceston

Progress to 31 March 2018

<p>5. Rural Living Zone Review Final Draft Report and maps completed</p> <p>6. Spot Local Business Zones Review Project officer briefed and investigations underway. Deadline recalibrated. Project Deadline: 6 March 2018</p> <p>7. Tamar River Open Space Zoning Review Project officer briefed and investigations underway. Draft report provided for review. Project Deadline: 31 January 2018</p> <p>8. Attenuation Code Review Project officer briefed and investigations underway. Project Deadline: 30 March 2018</p> <p>Local Provisions Schedule Translation</p> <ul style="list-style-type: none">- Task underway to translate existing Codes, Specific Area Plans and Particular Purpose Zones into new LPS template (85% complete)- Review existing use/development standards in each zone of the LIPS and where appropriate consider a mechanism in the LPS to deliver the objectives (10% complete)


City of Launceston


Progress to 31 March 2018

Priority Area 7 - A city that stimulates economic activity and vibrancy

10-Year Goal: To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Direction: To provide an environment that is conducive to business and development


ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Economic Development Strategy Prospectus - Development of a City of Launceston Investment Prospectus</p> <p>MEASURES OF SUCCESS - Prospectus produced and published</p> <p>PROGRESS COMMENTS The process to undertake this task has been developed. Initial discussion with the Chamber of Commerce have been undertaken. A review of other prospectuses prepared by regional economic development bodies and local government has been undertaken. A two page project proposal was approved on 28th September.</p> <p>The Chamber of Commerce has commenced initial discussion with members to implement a targeted "lifestylepreneur" migration project. We are awaiting progress from the Chamber before moving to the next stage. A meeting has been held with Office of Coordinator General.</p>	In Progress	General Manager	50	

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>University of Tasmania (UTAS) Relocation - Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner.</p> <p>MEASURES OF SUCCESS - Commitments made by UTAS regarding project delivery - Appropriate arrangements for infrastructure augmentation including traffic flows - High level of urban planning to ensure an effective and well designed interface with the CBD - Good pedestrian way finding between the precinct and the CBD</p> <p>PROGRESS COMMENTS Currently liaising closely with UTAS and other stakeholders to develop and implement a detailed project plan to methodically work through the actions around land transfer; land use planning; transport; parking; asset construction etc.</p>	In Progress	General Manager	60	

City of Launceston

Progress to 31 March 2018

Key Direction: To facilitate direct investment in the local economy to support its growth

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>City Deal Agreement - To work with the Commonwealth and State Government under the City Deal program to deliver a range of economic and social benefits to the City.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - City Deal Agreement executed by Prime Minister, Premier and Mayor - Implementation Plan adopted - Ongoing monitoring of measures in place 	<p>In Progress</p>	<p>General Manager</p>	<p>75</p>	
<p>PROGRESS COMMENTS</p> <p>City Deal Project Manager appointed in December 2017 to coordinate the implementation of the City Deal Commitments. Work is progressing across the projects in accordance with planned expectations including: :</p> <ul style="list-style-type: none"> - University of Tasmania Inner City Campus - Digital Transformation Project - Tamar Estuary Taskforce to determine priority projects aimed at improving the health of the Tamar Estuary - Progress with the City Heart Project, - Progress with the Cultural Strategy, - Progress with the Northern Suburbs Revitalisation Strategy. 				


City of Launceston


Progress to 31 March 2018

Priority Area 8 - A secure, accountable and responsive Organisation

10-Year Goal: To continue to meet our statutory obligations and deliver quality services

Key Direction: to strategically manage our assets, facilities and services

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>Inveresk Masterplan - Engage with UTAS and precinct stakeholders to conclude the development of the Inveresk Masterplan.</p> <p>MEASURE OF SUCCESS - Inveresk Master Plan completed and signed off - Implementation of the plan commenced</p>	In Progress	Facilities Management	80	
<p>PROGRESS COMMENTS A workshop briefing has been provided to alderman and a project plan is being developed to present to council an outline the timeline to endorsement of the Masterplan including Community Engagement.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	TARGET OUTCOME
<p>York Park Stadium - Finalise the arrangements for the reconstruction of the playing surface consistent with its asset management plan and secure turf supply.</p> <p>MEASURE OF SUCCESS - Arrangements in place for the renewal of the surface</p>	In Progress	Facilities Management	75	
<p>PROGRESS COMMENTS The turf is being grown at the farm and is being maintained. The detailed design has been completed and a cost plan is being developed to confirm the budget. Further a detailed program of works is being developed to ensure the proposed consultation program is sufficient to meet council's major events.</p>				

City of Launceston

COUNCIL AGENDA

21 GENERAL MANAGER'S DIRECTORATE ITEMS

21.1 Representation at the ALGA 2018 National General Assembly Conference

FILE NO: SF0121

GENERAL MANAGER: Shane Eberhardt (Acting General Manager)

DECISION STATEMENT:

To consider a request from Deputy Mayor, Alderman R I Soward and Alderman R J Sands to attend the Australian Local Government Association 2018 National General Assembly Conference in Canberra, 17-20 June 2018.

RECOMMENDATION:

That Council approves funding for Deputy Mayor R I Soward and Alderman R J Sands' request to attend the Australian Local Government 2018 National General Assembly Conference in Canberra, 17-20 June 2018.

REPORT:

Following canvassing of Aldermen to determine interest in attending the Australian Local Government Association 2018 National General Assembly Conference in Canberra, 17-20 June 2018, only Deputy Mayor R I Soward and Alderman R J Sands have indicated an interest in attending.

Both Aldermen have already attended conferences and events this financial year. To date Alderman Soward has attended the ICTC Mainstreet 2017 Conference in November 2017 in Melbourne and Alderman Sands has attended the Local Government Association of Tasmania Conference in July 2017 in Hobart.

The Key Conference Themes for this event are:

- The Australian Political Landscape
- The Case of Gender Diversity in Local Government
- Changing Political Culture
- Balancing Innovation and the Public Interest
- Population and the Policy Imperative
- Building Tomorrow's Communities: Liveability

It should be noted that no Council staff are proposing to attend the conference at this stage. It should be further noted that a Council Meeting falls within the conference timeframe (Monday, 18 June 2018).

City of Launceston

COUNCIL AGENDA

21.1 Representation at the ALGA 2018 National General Assembly Conference ...(Cont'd)

It is considered appropriate that the Council is represented at this conference as the learnings will have direct benefit for a number of current key Council priorities.

ECONOMIC IMPACT:

Not relevant to this report.

ENVIRONMENTAL IMPACT:

Not relevant to this report.

SOCIAL IMPACT:

Not 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 Directions -
3. To ensure decisions are made on the basis of accurate and relevant information
5. To strategically manage our assets, facilities and services

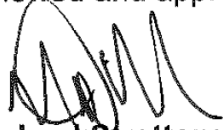
BUDGET & FINANCIAL ASPECTS:

The costs associated with attendance at this conference per person are \$969.00 for registration, \$945 for accommodation and approximately \$900 for airfares which can be accommodated within existing budgets.

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

City of Launceston

COUNCIL AGENDA

21.1 Representation at the ALGA 2018 National General Assembly Conference ...(Cont'd)

ATTACHMENTS:

1. Copy of Conference Program
-



NGA18

National General Assembly
of Local Government

AUSTRALIA'S FUTURE MAKE IT LOCAL

17-20 June 2018 // Canberra

Provisional Program

Sunday 17 June		Tuesday 19 June	
5:00pm	Service NSW Welcome Reception National Convention Centre	9:00am	▶ Keynote Speaker – Bernard Salt AM, Author and Columnist <i>Population and the Policy Imperative</i>
		9:45am	▶ Panel Session – <i>Building Tomorrow's Communities: Livability</i>
Monday 18 June			
9:00am	Opening Ceremony	10:30am	Morning Tea
9:20am	Mayor David O'Loughlin, ALGA President's Opening	11:00am	▶ Debate on Motions
9:30am	The Hon Malcolm Turnbull MP, Prime Minister (Invited)	12:30pm	Lunch
10:00am	Morning Tea		
10:30am	▶ Keynote Speaker – David Speers, Political Editor, SKY NEWS <i>The Australian Political Landscape</i>	1:30pm	▶ Concurrent Sessions – • Energy and Climate Change • Arts and Culture • Digital Technology • Recycling and Waste
11:00am	▶ Keynote Speaker – Virginia Haussegger AM, Australian Journalist, Media Commentator and Television Presenter <i>The Case of Gender Diversity in Local Government</i>	3:00pm	Afternoon Tea
11:30am	▶ Panel Session – <i>Changing Political Culture</i>	3:30pm	▶ Debate on Motions
12:30pm	Lunch	4:30pm	The Hon Bill Shorten MP, Leader of the Opposition (Invited)
		5:00pm	Close
1:30pm	▶ Panel Session – <i>Balancing Innovation and the Public Interest</i>	7:00pm	NGA Dinner – Australian Institute of Sport
3:00pm	Afternoon Tea		Wednesday 20 June
3:30pm	▶ Debate on Motions	9:00am	<i>Setting ALGA's Election Priorities</i>
4:30pm	Mr Stephen Jones MP, Shadow Minister for Regional Services, Territories and Local Government (Invited)	9:30am	▶ Panel of Mayors – <i>Local Government and the Federal Election</i>
5:00pm	Close	10:30am	Morning Tea
7:00pm	Networking Dinner – National Arboretum	11:00am	▶ Panel Session – <i>How to Create Resilient Local Communities</i>
		12:30pm	ALGA President's Close



4 // National General Assembly of Local Government // NGA18

City of Launceston

COUNCIL AGENDA

22 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.

23 CLOSED COUNCIL

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

23.1 Confirmation of the Minutes

23.2 Invermay Levee Remedial Works

23.3 Sale and Purchase of Land - Lindsay Street to Gleadow Street Link Road

23.4 13 Bevel Court, Kings Meadows - Transfer of Benefit of Drainage Easement

RECOMMENDATION:

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

23.1 Confirmation of the Minutes

Regulation 34(6)

23.2 Invermay Levee Remedial Works

Regulation 15(2)(d)

15(2)(d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

23.3 Sale and Purchase of Land - Lindsay Street to Gleadow Street Link Road

Regulation 15(2)(f)

15(2)(f) proposals for the council to acquire land or an interest in land or for the disposal of land.

23.4 13 Bevel Court, Kings Meadows - Transfer of Benefit of Drainage Easement

Regulation 15(2)(f)

15(2)(f) proposals for the council to acquire land or an interest in land or for the disposal of land.

24 MEETING CLOSURE
