



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 7 MAY 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 7 May 2018

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

Date: 7 May 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.

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by several vertical and diagonal strokes.

Michael Stretton
General Manager

27 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, 7 May 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

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	1
5	PETITIONS	1
	No Petitions have been identified as part of this Agenda	1
6	COMMUNITY REPORTS	2
	No Community Reports have been registered with Council as part of this Agenda	2
7	PUBLIC QUESTION TIME	2
7.1	Public Questions on Notice	2
7.1.1	Public Questions on Notice - Mr Basil Fitch - Council Meeting - 7 May 2018	3
7.2	Public Questions without Notice	4
8	PLANNING AUTHORITY	5
	No Development Applications have been identified as part of this Agenda	5
9	ANNOUNCEMENTS BY THE MAYOR	6
9.1	Mayor's Announcements	6

Item No	Item	Page No
10	ALDERMEN'S REPORTS	7
11	QUESTIONS BY ALDERMEN	7
11.1	Questions on Notice	7
	No Aldermen's Questions on Notice have been identified as part of this Agenda	7
11.2	Questions without Notice	7
12	COMMITTEE REPORTS	8
12.1	Pedestrian and Bike Committee Meeting - 27 March 2018	8
12.2	Tender Review Committee Meeting - 23 April 2018	10
13	COUNCIL WORKSHOPS	12
14	NOTICES OF MOTION	12
	No Notices of Motion have been identified as part of this Agenda	12
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	13
15.1	CBD Promotional Service Agreement 2018-2022	13
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	17
	No Items have been identified as part of this Agenda	17
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	17
	No Items have been identified as part of this Agenda	17
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	18
18.1	Lease - Lilydale Football Club	18
18.2	Lease - Ravenswood Over 50's Club Association Inc	22

City of Launceston

COUNCIL AGENDA

Monday 7 May 2018

Item No	Item	Page No
19	MAJOR PROJECTS DIRECTORATE ITEMS	26
	No Items have been identified as part of this Agenda	26
20	CORPORATE SERVICES DIRECTORATE ITEMS	27
20.1	Budget Amendments (for Council)	27
21	GENERAL MANAGER'S DIRECTORATE ITEMS	32
	No Items have been identified as part of this Agenda	32
22	URGENT BUSINESS	32
23	CLOSED COUNCIL	32
	No Items have been identified as part of this Agenda	32
24	MEETING CLOSURE	32

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 23 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

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

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

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

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 7 May 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked at the Council Meeting on 23 April 2018 by Mr Basil Fitch and has been answered by Mr Michael Stretton (General Manager).

Questions (typed as received):

1. During the Council Meeting of 9 April 2018, a letter sent from the General Manager to the Hon Peter Gutwein on 13 November 2017 was not included in the Agenda Attachments for the Meeting - why not and is this letter available to the public?

Response:

The Agenda Item referred to related to a recommendation that Council seek an amendment to the Launceston Interim Planning Scheme 2015. The proposed amendment was placed on public exhibition from 10 February to 13 March 2018 and four representations were received. In response to one of the matters raised in a representation, the Consultant Planner made reference to correspondence from the Minister for Planning and Local Government. That correspondence was attached to the report for the reference of Aldermen in considering the report and recommendation. It was not considered necessary or relevant to include the initial letter from the General Manager to the Minister seeking his advice.

A copy of the General Manager's letter to the Minister has been provided to Mr Fitch by way of active disclosure under the *Right to Information Act 2009*.

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

No Development Applications have been identified as part of this Agenda

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

Tuesday 24 April 2018

- Attended farewell function for Ray Mostogl held at the Queen Victoria Museum and Art Gallery

Wednesday 25 April 2018

- Officiated at the Launceston ANZAC Day march and service
- Attended the ANZAC Day luncheon at the Launceston RSL

Friday 27 April 2018

- Attended a business lunch hosted by the President of Hawthorn Football Club and General Manager of ANZ Business Banking Australia at Tramsheds, Inveresk
- Attended the launch of *The Florance* at Brisbane Street, Launceston
- Officiated at the 20th National Conference for Couples in Christ (Australia) at the Albert Hall

Saturday 28 April 2018

- Attended the Hawthorn versus St Kilda AFL football match at the University of Tasmania Stadium

Sunday 29 April 2018

- Officiated at the Launceston Freelance Festival held at Enterprize, Launceston
-

10 ALDERMEN'S REPORTS

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

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

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

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

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

12 COMMITTEE REPORTS**12.1 Pedestrian and Bike Committee Meeting - 27 March 2018****FILE NO:** SF0618**AUTHOR:** Cathy Williams (Built Environment Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Pedestrian and Bike Committee Meeting held on 27 March 2018.

RECOMMENDATION:

That Council receives the report from the Pedestrian and Bike Committee Meeting held on 27 March 2018.

REPORT:

The Pedestrian and Bike Committee at its Meeting on 27 March 2018 discussed:

- the Launceston Urban Fringe Trail (LUFT). Feedback from the Regional Recreation Group will be provided to the Pedestrian and Bike Committee meeting on 8 May 2018.
- Left Lane Must Turn Left/Bicycles Excepted signs and thought it was a good risk management idea to put them in at intersections around the City along with a cycle symbol on the road.
- the Howick Street/Mulgrave Street intersection for right turning bikes into Mulgrave Street and how this could be resolved safely.
- using adaptable infrastructure to resolve any future use issues
- active transport commitments made by the Liberal Party leading up to the State election and how these commitments could be pursued.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

12.1 Pedestrian and Bike Committee Meeting - 27 March 2018 ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

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 Direction -

6. To promote active and healthy lifestyles

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 Direction -

2. To improve and maintain accessibility within the City of Launceston area, including its rural areas

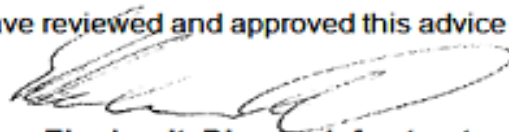
BUDGET & FINANCIAL ASPECTS:

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.



Shane Eberhardt: Director Infrastructure Services

12.2 Tender Review Committee Meeting - 23 April 2018**FILE NO:** SF0100**AUTHOR:** Jonathan Downes (Manager Strategic Procurement)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council receives the report from the Tender Review Committee Meeting held on 23 April 2018.

REPORT:

The Tender Review Committee Meeting, held on 23 April 2018, determined the following:

Macquarie House Redevelopment Project - CD057/2017

That the Tender submitted by Vos Construction and Joinery Pty Ltd for the Macquarie House Redevelopment Project, Contract No CD057/2017 be accepted for \$3,077,418 subject to:

- confirmation of funding from the Department of Infrastructure and Regional Development for the remaining amount of \$2,837,705.
- the Contractor confirming what the profit margin is for electrical works, in the event that electrical works are moved from the contract.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.2 Tender Review Committee Meeting - 23 April 2018 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

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

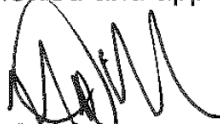
BUDGET & FINANCIAL ASPECTS:

This project is funded in accordance with the approved 2017/2018 budget subject to confirmation from the Department of Infrastructure and Regional Development that the remaining amount of \$2,837,705 can be transferred to the 2018/2019 Federal budget to enable completion of the project.

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

13 COUNCIL WORKSHOPS

Council Workshops conducted on 30 April 2018 and 7 May 2018 were:

- Cataract Gorge Projected Storytelling Consultation
- Tourism Plan Consultation
- Capital Budget 2017/2018 Amendments
- Launceston Flood Authority
- Strategic Asset Management Plan (SAMP) and Long Term Financial Plan (LTFP) - Review of Draft Plans and Scenario Modelling
- General Manager's Quarterly Update
- Place Brand - DNA
- Ten Days on the Island Festival

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS**15.1 CBD Promotional Service Agreement 2018-2022****FILE NO:** SF0016/SF0526**AUTHOR:** Bruce Williams (Senior Economic Advisor)**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider approval for renewal of the CBD Promotional Service Agreement 2018-2022.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 26 February 2018 - Cityprom Proposal for New Service Agreement and Budget - 2018/2019

Council - 9 May 2016 - Agenda Item 15.2 - CBD Promotional Service Grant Agreement 2016-2018

Strategic Planning and Policy Committee - 18 April 2016 - Agenda Item 4.1 - CBD Promotional Service Grant Agreement 2016-2018

RECOMMENDATION:

That Council, subject to the adoption of the 2018-2019 rating resolution for a 2.8% rate in the dollar increase in the differential rate levied on businesses within the Launceston CBD:

1. Agrees to renew the CBD Promotional Service Agreement with Cityprom Inc, for the period from 1 July 2018 to 30 June 2022, for purposes of:
 - (a) Supporting the City's vision of central Launceston as a vibrant hub.
 - (b) Conducting activities that support economic growth for stakeholders.
 - (c) Communicating and facilitating opportunities for business growth and development.
 - (d) Supporting the Launceston City Deal targets for inner city activation.
 - (e) Supporting the strategic direction of the City of Launceston through the Greater Launceston Plan and implementation of the Launceston City Heart project.
 - (f) Supporting the strategic direction of the Northern Tasmania's regional tourism body.
-

15.1 CBD Promotional Service Agreement 2018-2020 ...(Cont'd)

2. Approves the following conditions to the 2018-2022 CBD Promotional Service Agreement, whereby Cityprom Inc is to:
- (a) Provide Council with an annual draft budget for year one of this agreement for the ensuing financial year, then provide Council with a three-year budget for the 2019-2022 financial years by not later than 28 February 2019.
 - (b) Provide an annual report, including a copy of Cityprom's audited financial statements following Cityprom's Annual General Meeting, by not later than 31 December each year.
 - (c) Maintain a \$20million public liability insurance cover.
 - (d) Not change Cityprom's purpose without consulting Council.
 - (e) Not use the levy collected by Council to fund actions or undertake activities against the Council or its interests.
-

REPORT:

Council has a CBD Promotional Service Agreement 2016-2018 with Cityprom Inc which expires on 30 June 2018. Cityprom is seeking to extend the existing agreement for a further four year period (2018-2022).

Over the next four year agreement, Cityprom is seeking to develop a new purpose:

To ensure Central Launceston is a vibrant hub for people to live, work, learn, invest, engage, enjoy and experience, through developing and implementing strategies that encourage creativity, entrepreneurship, innovation and sustainable economic growth, establishing Launceston as a great regional city.

The new purpose is described in greater detail in Cityprom's Strategic Direction 2018-2022 (Attachment 1).

Part of the new service agreement is that Council will levy an annual rate to fund CBD promotional services conducted by Cityprom or its successors. The quantum of the annual rate is to be determined between Council and Cityprom, based on the preparation of a fully documented budget of income and expenditure relating to the promotional activities acceptable to Council. The budget document must be submitted to Council by 28 February each year to enable Council to determine the levy for the following financial year.

In accordance with this arrangement, Cityprom were invited to present their budget and the annual rate that will be required to Council for consideration, and to report on the organisation's activities over the past financial year. This information is provided in Attachments 2 and 3.

15.1 CBD Promotional Service Agreement 2018-2022 ...(Cont'd)

The draft 2018-2019 budget, which will be considered at a later meeting of Council, makes provision for a 2.8% rate in the dollar increase in the differential rate levied on businesses within the Launceston CBD.

ECONOMIC IMPACT:

Cityprom provides valuable promotional activity for the businesses within the Launceston CBD, which also have positive effects on the broader community.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Cityprom's activities can and have provided valuable social capital for our community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

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

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

Key Directions -

1. To actively market the City and Region and pursue investment
2. To provide an environment that is conducive to business and development
5. To support sustainable population growth in Launceston
6. To facilitate direct investment in the local economy to support its growth

BUDGET & FINANCIAL ASPECTS:

In accordance with the terms of the proposed CBD Promotional Service Agreement 2018-2022, Council has considered the budget request for a rate to be levied on CBD businesses. The draft 2018/2019 budget includes a 2.8% rate in the dollar increase in the proposed differential rate on businesses in the CBD area.

15.1 CBD Promotional Service Agreement 2018-2022 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Cityprom Strategic Direction 2018-2022 (distributed electronically)
 2. Cityprom Draft Budget 2018/2019 (distributed electronically)
 3. Cityprom Annual Report 2016/2017 (distributed electronically)
-

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 Lease - Lilydale Football Club****FILE NO:** SF0907**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 38-40 Doaks Road, Lilydale to the Lilydale Football Club Inc as marked on the attached plan.

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:

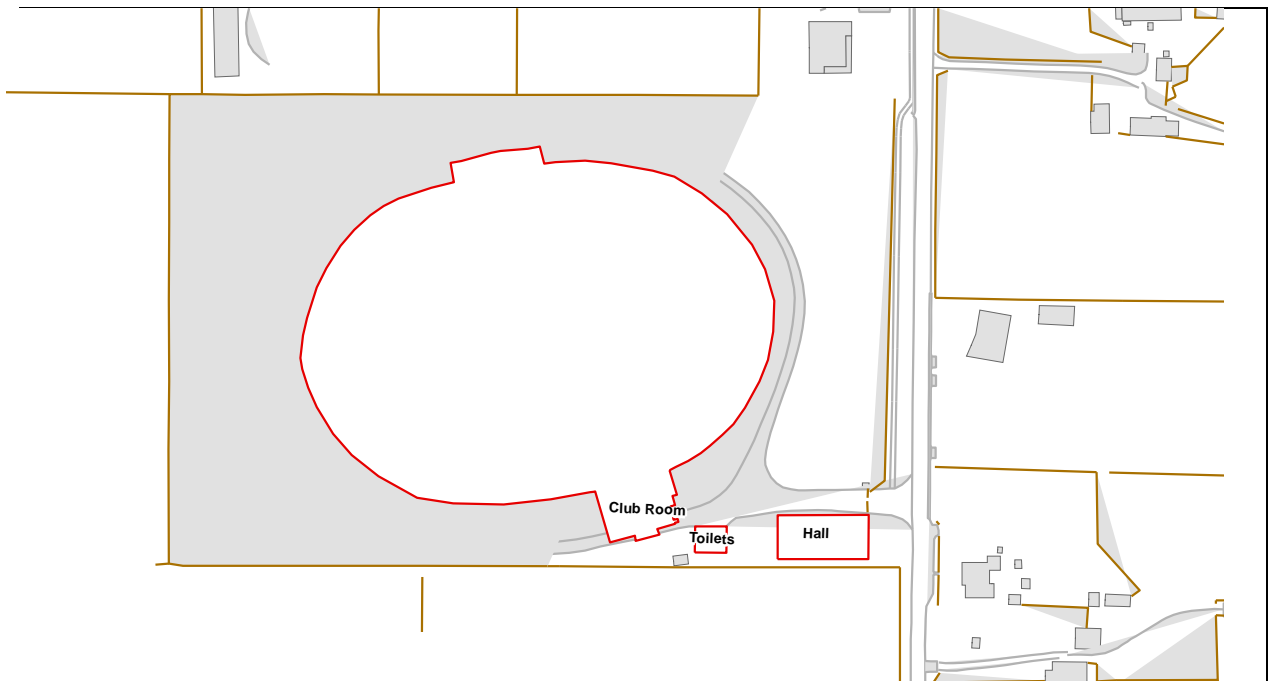
Council - 22 February 2016 - Agenda Item 18.1 - Lilydale Football Club Lease - Lease approved

Council - 29 March 2010 - Agenda Item 12.2 - Lilydale Football Club Lease - 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 38-40 Doaks Road, Lilydale (CT49467/1) known as the Lilydale Recreation Ground to the Lilydale Football Club Inc as indicated by hatch on the plan below, for the purposes of a community recreational area.
-

18.1 Lease - Lilydale Football Club ...(Cont'd)



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 June 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

REPORT:

The Council has leased the club rooms at the Lilydale Recreation Ground to the Lilydale Football Club Inc (the Club) for the past eight years.

18.1 Lease - Lilydale Football Club ...(Cont'd)

The Lilydale Recreation Ground Management Committee has historically managed the hire and use of the hall, the toilet facility building and the oval. In September 2017 the Lilydale Recreation Ground Management Committee was dissolved.

As the main hirer of the recreation ground, the Lilydale Football Club Inc has accepted the management of the Lilydale Recreation Ground, the hall and the toilet facility. This includes the mowing maintenance of the oval. The new lease area covers the club room building, the hall, the toilet facility building and the oval.

The Council has just completed a \$130,000 major refurbishment of the hall to improve the change room facilities. The redevelopment received grant support of \$37,000 from Sport and Recreation, \$20,000 from AFL Tasmania and a contribution of \$7,700 from the Lilydale Recreation Ground Management Committee. The upgrade has allowed for female friendly change rooms, new and improved umpire change rooms, additional toilets and a new roof.

The proposed policy suggests a peppercorn rent where the tenant is fully responsible for all outgoings.

The Club has always maintained its independence and rarely sought any assistance from Council for funding or maintenance and to date have been model tenants.

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:

With the Club taking over the management of the facilities there is an opportunity to further promote the usability of the recreation ground and club rooms to the local community.

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 as well as other community events.

18.1 Lease - Lilydale Football Club ...(Cont'd)

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

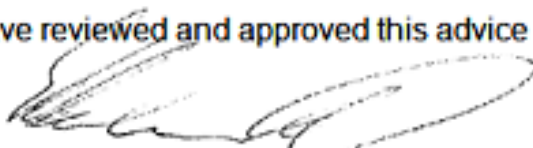
BUDGET & FINANCIAL ASPECTS:

The Council will no longer be responsible for payment of electricity and water costs as it will be the tenant's responsibility.

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 Lease - Ravenswood Over 50's Club Association Inc**FILE NO:** SF0396/98210**AUTHOR:** Barry Pickett (Natural Environment Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing an area of land situated at 49 Lambert Street, Ravenswood to the Ravenswood Over 50's Club Association Inc as marked on the attached plan.

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

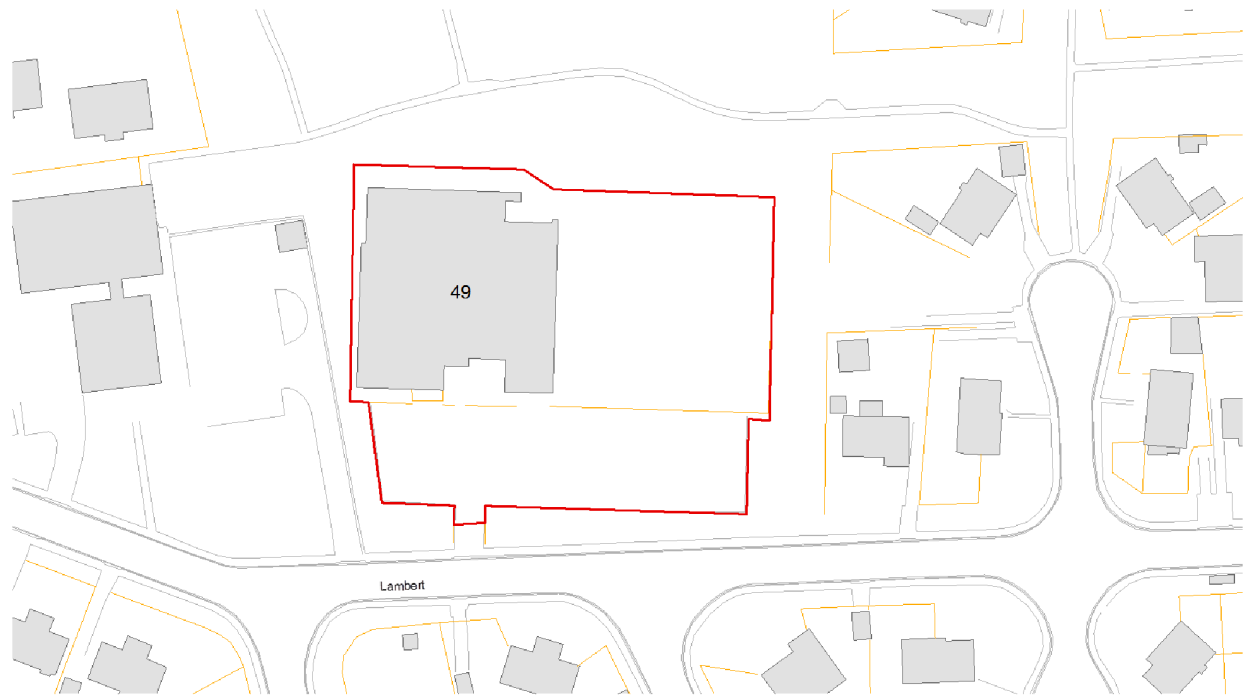
PREVIOUS COUNCIL CONSIDERATION:

Council - 17 December 2007 - Agenda Item 17.1 - Ravenswood Over 50's Club - 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 49 Lambert Street, Ravenswood (CT142150/1) to the Ravenswood Over 50's Club Association Inc 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
 - all other service fees and charges associated with maintenance of the building.
 - 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; and
 - public liability insurance of at least \$10 million.
-

18.2 Lease - Ravenswood Over 50's Club Association Inc ...(Cont'd)

**REPORT:**

On 23 July 1985, Council entered into a lease agreement with the Ravenswood Over 50's Club Association Inc (the Club) to lease to the Club land, building and carpark for a period of 20 years.

On 16 February 1988, Council entered into a further lease agreement with the Club to lease to the Club a piece of land for the purpose of a bowling green.

On 24 July 1990, Council entered into a further lease with the Club, to lease to the Club a small strip of land adjoining the existing leased area. This was for the purpose of an extension to the present Club facilities.

On 17 December 2007, Council approved the lease agreement for a further five + five year period which expired on 30 June 2017. The lease has been held in a carry-over state with discussions taking place with the Club to formulate a new lease agreement with consideration to the draft lease and licensing policy.

The Club and Council officers have agreed to a further five year term with the Club responsible for continual property maintenance and all out goings.

18.2 Lease - Ravenswood Over 50's Club Association Inc ...(Cont'd)

For over thirty years the Club has provided a range of community activities which include bowling (indoor and outdoor), bingo, cabaret shows, trivia nights and numerous social functions along with fundraising events to support the local community.

Recently the Bowls Club became incorporated in order to be able to apply for future grant funding to assist towards the development and maintenance of the Bowls Club.

The Club is an integral part of the community and provides a willingness and desire to participate in activities that promote and assist the community.

The Council's property at 49 Lambert Street, Ravenswood is recorded as being public land on the register kept by the General Manager in accordance with section 177A of the *Local Government Act 1993*.

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:

Employment opportunities are created through the activities of the club association. The Club is used as a community events space on a regular basis catering for weddings, birthdays and community events, it also provides for recreational activities such as indoor and outdoor bowls.

ENVIRONMENTAL IMPACT:

There is an opportunity to work with the Club on solar panel installation and FOGO in order to have a positive impact on the environment.

SOCIAL IMPACT:

It is a place for the community to come together for social events and recreational activities. The Club provides opportunities and support for members to grow as a community bringing a range of diverse people together through numerous community activities.

18.2 Lease - Ravenswood Over 50's Club Association Inc ...(Cont'd)

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
2. To support the CBD and commercial areas as activity places during day and night
6. To promote active and healthy lifestyles

BUDGET & FINANCIAL ASPECTS:

There is a loss of rates revenue \$6,937 offset by the building insurance and maintenance costs 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

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Budget Amendments (for Council)****FILE NO:** SF7024**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider changes to the Council's 2017/2018 Statutory Estimates.

RECOMMENDATION:

That Council:

1. Approves the following changes to the 2017/2018 Statutory Estimates:
 - (a) Capital Works Expenditure
 - (i) the increase in expenditure resulting from the costs to complete the relocation of properties under the Launceston Flood Risk Management Deed of \$3,935,000.
 - (ii) the increase in expenditure resulting from the costs to complete additional flood levee stabilisation works of \$800,000.
 - (iii) the increase in expenditure resulting from the costs to complete the Newstead Flood Levee of \$500,000.
 2. Notes that amendments from item 1 result in:
 - (a) the operating surplus remaining unchanged at \$29.693m (including capital grants of \$28,013m) for 2017/2018.
 - (b) the capital budget being increased to \$49.926m for 2017/2018.
-

REPORT:

The budget amendments are changes to the 2017/2018 Statutory Estimates that require a Council decision. The changes relate to additional capital funding required to complete priority projects.

20.1 Budget Amendments (for Council) ...(Cont'd)

	Operations \$'000	Capital \$'000
Statutory Budget	11,482	26,548
Amendments previously approved by Council 31/12/2017	18,211	18,143
Previously Approved by Council	29,693	44,691
Capital Budget Increase for Flood Risk Deed Projects		3,935
Capital Budget Increase for flood levee stabilisation works		800
Capital Budget Increase for Newstead Levee cost increase		500
Statutory Budget	29,693	49,926
Deduct Capital Grants and Contributions	(28,013)	
Underlying Operating Budget Surplus	1,680	

The table summarises all other budget agenda items and includes reconciliations of the budgeted operating result and capital expenditure. Details of the amendments are as follows:

- The following items require additional capital budget funding to enable completion of the projects.**

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
Various Capital Projects	Launceston Flood Risk Management Deed Projects	\$58,325,000	-	\$3,935,000	\$62,260,000
	Totals	\$58,325,000	-	\$3,935,000	\$62,260,000

The project scope of works:

The costs of compulsory acquisition of properties to enable the construction of the required levees under the Launceston Flood Risk Management Deed was difficult to determine and has involved the Federal Government, State Government and Council having to increase funding during the process. To enable the completion of the project further funding is necessary and this Agenda Item seeks approval for the allocation of funds to complete the works. The following table shows the history of funding and the additional funds required to complete the project.

20.1 Budget Amendments (for Council) ...(Cont'd)

Funding Source	Funds Already Received	Funds to be Paid on Acquittal	Total Funding
Federal Government	\$18,750,000	\$1,000,000	\$19,750,000
State Government	\$18,750,000	\$1,000,000	\$19,750,000
Council	\$14,495,000	-	\$14,495,000
Interest Earned on Funds (Estimate)	\$3,000,000	-	\$3,000,000
Council - Concrete Levee additional budget already approved	\$1,330,000	-	\$1,330,000
Current approved budget	\$56,325,000	\$2,000,000	\$58,325,000
Additional budget required to complete **			\$3,935,000
Estimate of Final Cost	Total		\$62,260,000

** Cost to complete includes an amount of \$238,000 for contingencies and \$200,000 for the demolition of the old plant and rehabilitation of the land.

It is also important to note that the additional funds requested are partly funded by additional interest earned on capital grant funds invested of \$898,000. Council also received \$500,000 from the University of Tasmania (UTAS) as a contribution towards construction of the concrete levee near the now constructed UTAS accommodation at Inveresk. If these two factors are considered the additional funding gap required is \$2,537,000 that comes from accumulated cash holdings.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23829	Additional Levee Stabilisation Works	-	-	\$800,000	\$800,000
	Totals	-	-	\$800,000	\$800,000

The project scope of works:

Stabilisation works on the Invermay Levee have been identified as being required in 2018.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23656	Newstead Levee cost increase	\$585,000	-	\$500,000	\$1,085,000
	Totals	\$585,000	-	\$500,000	\$1,085,000

20.1 Budget Amendments (for Council) ...(Cont'd)

The project scope of works:

To enable the completion of the project further funding is necessary and this agenda item seeks approval for the allocation of funds to complete the works to ensure residents are better protected from flood events.

Summary Table

Funding	Operations	Capital
Launceston Flood Risk Management Deed Projects		\$3,935,000
Additional Levee Stabilisation Works		\$800,000
Newstead Levee cost increase		\$500,000
TOTAL	-	\$5,235,000

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
 Priority Area 8 - A secure, accountable and responsive Organisation
 To continue to ensure the long-term sustainability of our Organisation
 Key Direction -
 6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

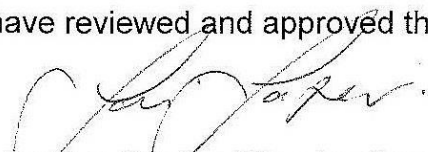
Funding is available from accumulated cash holdings.

20.1 Budget Amendments (for Council) ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

21 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this 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)

No Closed Items have been identified as part of this Agenda

24 MEETING CLOSURE
