



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 19 MARCH 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 19 March 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: 19 March 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, appearing to be 'Michael Stretton', written over a circular stamp or seal.

Michael Stretton
General Manager

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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 5 March 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 Question on Notice - Mr Basil Fitch - Council Committees - 5 March 2018

FILE NO: SF6381

AUTHOR: Tanya Grayson (Administration Officer)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Basil Fitch at the Council Meeting on 5 March 2018 and has been answered by Mr Michael Stretton (General Manager).

Question:

1. Who do the Committees report to?

Response:

Each of the Special Committees of Council, and other Committees convened under relevant sections of the *Local Government Act (1993)* (the Act) are conducted in the manner approved by Council. Most of these Committees are convened under section 24 of the Act and there are no prescribed reporting processes.

Since the beginning of 2017, the following Committees have submitted reports to Council under Agenda Item 12 for public review and comment:

- Pedestrian and Bike Committee
- Sister City Committee
- Launceston Access Advisory Committee
- Tender Review Committee
- Northern Youth Coordinating Committee
- Audit Panel Committee
- Heritage Advisory Committee
- Heritage Forest Advisory Committee
- Municipal Emergency Management Committee
- Cataract Gorge Advisory Committee
- Launceston Road Safety Consultative Committee
- Museum Governance Advisory Board

There are a number of other Committees external to Council where Aldermen are nominated members. These committees follow their own reporting processes.

7.1.2 Public Questions on Notice - Mrs Ruth Haw - Inner City Living - 19 March 2018**FILE NO:** SF6381**AUTHOR:** Tanya Grayson (Administration Officer)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions were submitted to Council on 8 March by Ms Ruth Haw and have been answered by Mrs L Hurst (Director Development Services).

Questions (typed as received):

1. *Does LCC still have an active policy of encouraging individuals/families/retirees to consider becoming inner city residents as it did some 10/12yrs ago in order to increase the density of permanent owner occupancy bringing in more families and their investment into their micro communities both physical and monetary?*

Response:

The encouragement of inner city living is identified in the Greater Launceston Plan as an important strategy for the sustainable growth of the Launceston municipal area. The Council is pursuing this vision through implementation of the City Heart project, and specific commitments within the Launceston City Deal aimed at encouraging infill development and central Launceston residential projects. There has been a marked increase in development approvals and proposed residential developments in the central Launceston area over the past two years.

2. *If so does LCC continue to support rate payers who either already have made this living transition into newly expanded residential locations or those long established in city homes that blend together in smaller micro communities that establish the physical and all important connections that equate to ones sense of community?*

Response:

An important component of the City Heart project is the activation of central Launceston to provide the amenity and vibrancy that not only attracts more residents, but also retains and supports them to benefit from the unique lifestyle that Launceston offers. Activation incorporates support for events, improved streetscapes and opportunities for passive recreation, shade and sheltered areas, places to sit, etc. Provision has been made in the draft 2018/19 budget for additional city activation resources to complement the capital expenditure on improvements to the city's major public realm spaces.

7.1.2 Public Questions on Notice - Mrs Ruth Haw - Inner City Living - 19 March 2018 ...(Cont'd)

3. *With the need to identify new land for inner city living developments now and into the future have LCC identified established car yards; inner city and closely aligned suburbs as potential land sites tied up that could over a period of time be freed up for more fitting use in todays context and the coming years for residential sites ?*

Response:

The City Development Department is currently undertaking a number of strategic land use planning projects to inform the transition of the Launceston Planning Scheme to the new state-wide planning provisions, but also to inform decision-making around the long-term sustainable population and economic growth of the city. This includes opportunities both for expanded urban residential growth, transition of remnant light industrial zones to more appropriate uses, and opportunities for infill development.

4. *If there is an initiative currently to identify such locations and does it include car yard sites ie Jacksons on highway, Invermay Rd or Margaret St locations no longer suitably situated as Launceston has grown since their establishment ; and develop a long term strategy to compliment the need for greater city residential development by encouraging these business to the outer suburbs freeing up land better purposed to support - I quote Brian Whiteman , " inner city residential development should occur to offer diversity to the market "- Property Council of Tasmania head Examiner 6/3/2018?*

Response:

See above response.

5. *If not why not? If yes why are the community more broadly not aware?*

Response:

Consultation is undertaken as each project progresses to an appropriate point to enable informed engagement by stakeholders and the wider community. For example, extensive consultation has been undertaken over the past year to develop a strategic land use development plan for the St Leonards area, and we are currently in the process of reporting back to the community with the findings from that consultation. Similarly there was extensive community consultation undertaken as part of the development of the Greater Launceston Plan and the City Heart Masterplan Stage One. The City of Launceston makes extensive use of print and social media and its online engagement platform - *Your Voice Your Launceston* - to inform the community of engagement opportunities, alongside more traditional approaches such as the 'planning in the pub' sessions undertaken for the St Leonards Village Plan.

7.1.2 Public Questions on Notice - Mrs Ruth Haw - Inner City Living - 19 March 2018 ...(Cont'd)

6. *If yes to question 3b what is the time frame encompassed (10-20 yrs) in the future vision around repurposing the land use to residential & what does LCC's encouragement to business look like?*

Response:

Strategic Land Use Planning is an ongoing process that is multi-layered. Additionally, there is inevitably always a need to balance long-term planning with responsiveness to the development market and trends in the economy. The key strategic documents that inform long-term land use planning in Launceston include the Greater Launceston Plan (GLP), the Regional Land Use Strategy, the Launceston Economic Development Strategy, and the Regional Economic Development Plan. Additionally, there are related commitments in the Launceston City Deal. Each of these documents is linked though they have different timeframes in terms of when they were developed, their review and implementation. They can be viewed via the City of Launceston website.

7. *Is LCC sincere in its expression to bring about Urban Renewal with a continued drive to develop with a commitment to residential needs not abort to options where developers seek to construct in a manner that overrides the desperately identified need for more dwellings in the immediate where possible & moving into the forward years of our cities renewal ?*

Response:

Yes.

8. *Launceston is well known for its lowrise city profile I even note Wikipedia makes particular mention of this and how LCC is defensively protective of this to maintain this essential feel to our city however I seek clarification as to whether this is the case still and where do the current Aldermanic representatives individually sit regards height?*

Response:

The City of Launceston is undertaking an analysis of building height and mass with a view to developing specific policies around this important element of the City's development controls.

7.1.2 Public Questions on Notice - Mrs Ruth Haw - Inner City Living - 19 March 2018 ...(Cont'd)

9. *If yes why does not the LCC move to remove the recurrent issue with development lodgements seeking planning approval for builds way in excess of our established heights which means every time such a DA comes to council for deliberation the community have to intervene with height objections which is costly for parties on both sides and to date inevitably the heights are brought into line with community expectation? A definitive position on heights by council would negate a constant rub with community and save developers a great deal of time and money also.*

Response:

The Tasmanian Planning framework and legislation makes provision for both permitted pathway and discretionary development applications. The municipal Planning Schemes provide for consideration of those applications at the local level and the City of Launceston is supportive of that approach, which allows for both professional and community scrutiny of significant proposals prior to determination.

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

Monday 5 March 2018

- Hosted a meet and greet function for the new University of Tasmania's Vice-Chancellor Professor Rufus Black in the Mayoral suite
- Attended dinner with the Vice-Chancellor Professor Rufus Black at Geronimo Aperitivo Bar and Restaurant

Tuesday 6 March 2018

- Officiated at the 2018 F1 in Schools National Final at the Launceston Convention Centre

Wednesday 7 March 2018

- Attend the 20 Years of Service Celebration for Service Tasmania at Henty House

Thursday 8 March 2018

- Attended the Norwood Combined Probus Club Annual General Meeting at the Masonic Hall
- Officiated at the 10 Year Anniversary of Marillac House at Marillac House
- Officiated at the 2018 F1 in Schools National Final Presentation Dinner at the Launceston Convention Centre

Saturday 10 March 2018

- Attended the Hawthorn versus Carlton Tasmanian launch at UTAS Stadium

Wednesday 14 March 2018

- Attend the Leaders Edge Lunch at the Grand Chancellor

Thursday 15 March 2018

- Officiated at the launch of Harmony Week at the City Baptist Church on Frederick Street
-

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

Friday 16 March 2018

- Officiated at the performance of Les Miserables at the Princess Theatre

Saturday 17 March 2018

- Officiated at Harmony Day Celebrations at the Inveresk Precinct
 - Attended the St Giles 80th Year Artwork Exhibition "Mystery Walls" at Queen Victoria Museum and Art Gallery at Inveresk
-

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 Cataract Gorge Advisory Committee Meeting - 22 February 2018****FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Cataract Gorge Advisory Committee Meeting held on 22 February 2018.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Advisory Committee Meeting held on 22 February 2018.

REPORT:

The Cataract Gorge Advisory Committee (CGAC) noted the following items to be reported to the Council via the Committee Reporting process:

- Funding has been received for the Interpretation Project for upgrading the signage at the Gorge. The project will take 12 months to implement.
- Weed and regrowth control continues in the Cataract Gorge with various maintenance works that the Green Army has undertaken through the Fairy Dell.
- Fuel reduction burns are continuing. There are two scheduled burns in April (Hardwicke Street Reserve and Gorge Road).
- The Gorge Playspace concept and detailed design is completed and feedback from community via the *Your Voice Your Launceston* website has been received. All issues/concerns raised were predominantly technical and replies have been sent. The development application has also been submitted and positively received.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

12.1 Cataract Gorge Advisory Committee Meeting - 22 February 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 Directions -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
4. To promote Launceston's rich heritage and natural environment


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 Meetings - 26 February and 5 March 2018**FILE NO:** SF0100**AUTHOR:** Tanya Grayson (Administration Officer)**GENERAL MANAGER:** Michael Stretton (General Manager)

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 Meetings held on 26 February and 5 March 2018.

REPORT:

The Tender Review Committee Meeting, held on 26 February 2018, determined the following:

Brisbane Street Mall Redevelopment, Contract No - CD 039/2017

That the tender sum submitted by the Baker Group for the consideration of the Brisbane Street Mall Redevelopment number CD 039/2017 be accepted for \$3,960,231.85 (excluding GST).

The Tender Review Committee Meeting, held on 5 March 2018, determined the following:

Insurance Brokerage Services Tender, Contract No - CD.071/2017

That the Tender submitted by Marsh Pty Ltd for Insurance Brokerage Services for the City of Launceston, Contract No: CD.071/2017 be accepted for \$60,000 (exclusive of GST) for a three year contract.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

**12.2 Tender Review Committee Meetings - 26 February and 5 March 2018
...(Cont'd)**

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To ensure decisions are made in a transparent and accountable way

Key Directions -

1. To develop and consistently use community engagement processes
2. To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives

BUDGET & FINANCIAL ASPECTS:

This project is funded in accordance with the approved 2017/2018 budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

13 COUNCIL WORKSHOPS

No Council Workshops have been conducted since the last Council Meeting.

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 Heritage Advisory Committee Meeting - 22 February 2018****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee meeting held on 22 February 2018.

RECOMMENDATION:

That Council:

1. receives the report from the Heritage Advisory Committee meeting held on 22 February 2018.
 2. adopts the following recommendations from the meeting of the Heritage Advisory Committee held on 22 February 2018:
 - (a) That officers prepare a report for Council to consider the development of a Duck Reach Power Station Precinct Plan.
 - (b) That Council approve expenditure from the Heritage Advisory Committee budget of up to \$2,000 to assist the Launceston Historical Society with the installation of a Government House interpretation plaque in City Park.
-

REPORT:

At its meeting on 22 February 2018, the Heritage Advisory Committee received a presentation by Mr Gus Green in regard to the progress of the Duck Reach Historical Group's work around the former power station inside the Cataract Gorge Reserve. His report highlighted the possibility of establishing a museum and interpretation centre which would overlook the Power Station from the Corin Street side of the Reserve, acknowledging the lack of accessibility to the power station site for many people. It was proposed that a master plan would need to be developed for the area in order to progress this idea and it is envisaged that this would encompass visitor areas on both sides of the South Esk and be called the Duck Reach Masterplan. Mr Green would like to see the Heritage Committee become involved and at a higher level, within the City of Launceston, in order to progress the plan.

15.1 Heritage Advisory Committee Meeting - 22 February 2018 ...(Cont'd)

The Committee also discussed the following items:

- University of Tasmania (UTAS) School of Architecture and Design representation on the Committee.
 - Acknowledged the resignation of Dr Stuart King after his acceptance of a position at the University of Melbourne.
 - Accepted the appointment of Professor Kirsten Orr (Head of School) as the representative of the UTAS School of Architecture and Design.
- Launceston Heritage Awards
 - Ongoing discussion in regard to planning for the 2018 Heritage Snap! Awards for young photographers.
- Duck Reach Power Station
 - Discussed the potential for support of Mr Gus Green's proposal for a Duck Reach Power Station Precinct master plan and agreed to recommend that the relevant Council officers investigate this further.
- Government Cottage Plaque
 - Reviewed the design of the plaque proposed to tell the story of the Government Cottage which stood in City Park and agreed to recommend that Council assist the Launceston Historical Society with a contribution of up to \$2,000 for the production of the plaque.

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 Direction -

1. To develop and consistently use community engagement processes.
-

15.1 Heritage Advisory Committee Meeting - 22 February 2018 ...(Cont'd)

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

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 Tree Management Policy****FILE NO:** SF2538**AUTHOR:** Dannielle Denning (Parks Planner)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider and approve the Tree Management Policy (26-Plx-005).

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 26 February 2018 - Tree Management Policy Presentation

Council - 4 December 2006 - Agenda Item 11.6 - Tree Management Policy (26-PI-005)

Council - 27 January 2004 - Agenda Item 12.1 - Council Tree Management Policy (26-PI-005)

RECOMMENDATION:

That Council approves the Tree Management Policy (26-Plx-005) as follows:

PURPOSE:

The City of Launceston (CoL) is focussed on achieving the community's long-term vision of creating a diverse, vibrant and liveable urban environment that is an attractive and safe place to live, work and play. Large trees and well-tended green spaces play an important role in defining the image and culture of the city, enhancing aesthetic appeal of our streets and facilities, increasing property values and contributing to the viability of business by creating an urban environment people want to spend more time in. Trees are an important community asset that cool buildings and pavements, improve the lifespan of asphalt, reduce stormwater flows and improve water and air quality.

It is estimated that 30,000 trees are currently managed by the City of Launceston in road reserves, civic spaces, facilities and parks. This excludes the extensive areas of native vegetation in bushland and riparian areas across the municipality. With over 400 species recorded and trees varying in size, shape, condition, age, significance and value, managing trees is a complex task. Development pressures, conflict with other infrastructure, changing climatic conditions, individual or groups of trees approaching end of useful life expectancy and community safety are important considerations in maintaining trees.

18.1 Tree Management Policy ...(Cont'd)

This document aims to provide a clear and consistent management approach to ensure that the City of Launceston's trees are:

- recognised as valuable community assets;
- adequately protected from works and development;
- maintained in a healthy condition to increase useful life expectancy; and
- removed only under defined conditions.

SCOPE:

This policy provides a strategic direction for tree management to guide Alderman, employees, residents, planners, developers, contractors and tree workers. It applies to all trees that are owned and/or managed by City of Launceston regardless of land management responsibilities.

POLICY:

As with all City of Launceston assets, trees require monitoring, maintenance and removal/renewal plans. Trees also like infrastructure require protection from damage associated with works and development.

Protection from Works and Development

Developers and residents are not authorised to damage or remove the City of Launceston's trees. The Council will utilise relevant provisions within the *Local Government Act 1993* to protect the value of the trees that have been damaged or removed without appropriate consent.

Potential impact on the City of Launceston's trees will be considered during the design and planning phase of infrastructure and development works.

All practical measures are to be undertaken to protect tree roots, trunk and branches from physical damage during works and development in accordance with AS4970-2009: Protection of Trees on Development Sites.

Monitoring

A formal risk based inspection regime for all trees located in high risk/public use areas (ie. streets, paths, playgrounds, gathering spaces, car parks) will be undertaken by a qualified arborist annually. Annual visual inspections will be undertaken for pipes identified on the root cutting maintenance schedule.

The regime will include risk based processes for assessing areas immediately before signature or major events and following storm, wind, flood and fire events.

Reactive inspections driven by customer requests will be prioritised based on risk level and comply with the Customer Service Charter.

GIS and asset management data will be updated accordingly.

18.1 Tree Management Policy ...(Cont'd)

Maintenance

Maintenance works will be identified through the inspection regime and undertaken to improve the tree's health and vitality and minimise risk of hazard development, branch failure, disease and premature death in accordance with AS 4373-2007: Australian Standard for Pruning of Amenity Trees.

Root trimming will be undertaken for pipes identified on the root cutting maintenance schedule as determined through the annual inspection regime.

Powerline clearance maintenance for trees growing in easements is undertaken by TasNetworks' accredited vegetation contractors. The City of Launceston will continue to work with the contractors to ensure trees retain their health and vitality and are not disfigured unnecessarily.

When considering thinning or pruning (including roots) of a City of Launceston tree, the following principles will apply:

- the tree's health, growth habit, structure, stability and growing conditions;
- the potential risk of personal injury and significant damage to buildings, structures, infrastructure or utility services;
- requirements under section 39 of the *Local Government (Highways) Act 1982* for safe pedestrian and vehicle access;
- the level of impact upon adjoining residents' living environment;
- the impact on the landscape or streetscape and the amenity value of the tree to the local area;
- whether the tree is a native species providing biodiversity value;
- the suitability of the species to its location; and
- whether the tree has cultural/heritage significance or is subject to planning considerations based zoning or overlays.

Generally, the City of Launceston will not consider leaf, fruit, flowers, bark stripping, sap or wildlife as valid reasons for pruning trees. Pruning for view or solar access will be assessed on a case by case basis. Pruning will not be undertaken where it will disfigure the tree, impact on the health and vitality of the tree or impact on native wildlife habitat (foraging and/or nesting).

Developers or residents requesting pruning of a healthy and structurally sound tree to facilitate development or works, view or solar access may be required to pay for the cost of pruning.

Removal and Replacement

Provided there is an agreed replacement planting, the City of Launceston will consider the removal of individual or groups of trees in the following circumstances:

- There is an unacceptable risk identified through a Quantified Tree Risk Assessment (QTRA) undertaken by a qualified arborist that cannot be mitigated through pruning;
-

18.1 Tree Management Policy ...(Cont'd)

- The tree is dead, dying and/or diseased and does not provide habitat for native wildlife;
- The tree is causing damage to utilities or public infrastructure and there is no other practical option to resolve the issue to maintain the supply of essential services;
- The tree is causing significant damage to private property which has been confirmed by a suitably qualified structural engineer and there is no reasonable alternative to resolve the issue (ie. the cost of repairs outweighs the amenity benefits provided by the tree);
- To facilitate development or works where there is no reasonable alternative to retain the tree and a landscape plan showing suitable replacement trees is approved; or
- To facilitate renewal of the streetscape or revegetation with native species following weed removal.

Trees that are healthy and structurally sound will not be removed for the following reasons:

- The tree obscures or potentially obscures views excluding mandatory vehicle sight lines;
- The tree species is disliked;
- The tree species causes nuisance by way of leaf, flower, fruit, bark shedding or the like;
- The tree provides habitat for wildlife that causes nuisance; or
- The tree shades private gardens, solar installations and the like.

Developers or residents requesting the removal of a healthy and structurally sound tree to facilitate development or works will be required to pay for the cost of removal and replacement plantings.

PRINCIPLES:

To ensure that all trees that are owned and/or managed by the City of Launceston regardless of land management responsibilities, are recognised as valuable community assets, monitored and maintained appropriately, removed only at the end of safe useful life expectancy and renewed.

RELATED POLICIES & PROCEDURES:

Greater Launceston Plan May 2014

City of Launceston Strategic Plan 2014-2024

RELATED LEGISLATION:

Electricity Wayleaves and Easements Act 2000

Environment Protection and Biodiversity Conservation Act 1999

Fire Services Act 1995

Forest Practices Act 1985

Historic Cultural Heritage Act 1995

Local Government Act 1993

Local Government (Highways) Act 1982

Land Use Planning and Approvals Act 1993

18.1 Tree Management Policy ...(Cont'd)

Nature Conservation Act 2002
Threatened Species Protection Act 1995
Water Management Act 1999
Water and Sewerage Industry Act 2008
Weed Management Act 1999
Urban Drainage Act 2015

REFERENCES:

Australian Standard 4373-2007: Australian Standard for Pruning of Amenity Trees.
Australian Standard 4970-2009: Protection of Trees on Development Sites.

DEFINITIONS:

Tree: Long lived woody perennial plant generally with one or relatively few main stems or trunks.

REVIEW:

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

REPORT:

The current Tree Management Policy was last reviewed in 2006 (26-PI-005 - [Attachment 1](#)). It was considered timely to review the policy to ensure better alignment with the Council's strategic plans and industry standards. The policy provides the strategic direction for all Council trees in terms of tree protection, monitoring, maintenance, removal and replacement requirements and sets a clear and consistent management approach for tree assets, including managing the risk of tree failure whilst maintaining the benefits of trees.

The aim is to ensure that trees are:

- Recognised as valuable community assets.
- Adequately protected from works and development.
- Maintained in a healthy condition to increase useful life expectancy.
- Removed only under defined conditions.

The policy also specifies the use of Quantified Tree Risk Assessment (QTRA), an internationally recognised tree risk assessment tool. The policy will inform the development of high level operating procedures.

18.1 Tree Management Policy ...(Cont'd)

ECONOMIC IMPACT:

Street trees enhance the visual amenity of a place by complementing architectural features, softening the hard surfaces of the built environment and screening undesirable features. They provide a strong sense of identity to a street or local area and increase property values. Their shade lowers the local temperatures of hard surfaces and can reduce heating or cooling requirements in nearby buildings, therefore reducing power consumption.

ENVIRONMENTAL IMPACT:

Trees assist in maintaining and enhancing biodiversity in the urban environment and provide habitats for a wide range of bird and animal life. Trees also assist by providing wildlife corridors for migratory species. Trees absorb carbon dioxide from the atmosphere, locking up carbon, that, in turn helps regulate the earth's climate. Trees reduce air pollution by intercepting and filtering harmful gases and airborne particle pollution, such as car fumes.

SOCIAL IMPACT:

Trees improve and enrich health and wellbeing; in the built environment they are one of the main connections people have with nature. In addition tree shade can provide a direct health benefit by protecting people from harmful UV radiation and encourage people to spend time outdoors.

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 an 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
4. To promote Launceston's rich heritage and natural environment

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 -

1. To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
 5. To reduce our and the community's impact on the natural environment
-

18.1 Tree Management Policy ...(Cont'd)


BUDGET & FINANCIAL ASPECTS:

The aim of the policy is to ensure tree assets are protected from damage and retained until useful life expectancy whilst minimising the risk of harm. Maintenance and removal works will be identified through regular inspection and QTRA which should reduce operational costs over time. The policy also includes cost recovery for work requested by customers for solar access or views.

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

ATTACHMENTS:

1. Current Tree Management Policy
-

Attachment 1 - Current Tree Management Policy**PURPOSE:**

To set the broad direction for the ongoing management, operation and levels of service for trees on Launceston City Council owned or maintained land.

SCOPE:

This policy applies to all street, landscaping, park, bushland trees etc on land owned or maintained by the Parks and Recreation Department.

POLICY:

Launceston City Council will be proactive, within budget parameters, to the management and maintenance of its park, street and bushland trees.

PRINCIPLES:

Launceston City Council is interested in the significance and conservation of natural heritage and has drawn on the principles contained in the Australian Natural Heritage Charter to guide this policy.

For all trees the operation and management criteria are:

- Move towards programmed tree maintenance and reduce reactive maintenance;
- Apply risk management principles to reduce or eliminate risks, where appropriate;
- Conserve and enhance the City's streetscapes to a level that will strengthen both the individual residential and community streetscape amenity of the City;
- Perform works to current Australian Standards;
- Develop a system of prioritisation of planting sites and integrate tree planting with the introduction of precinct planting and/or other land management plans;
- Select appropriate tree species so as to minimise impacts on private property, other services and other Council assets;
- Tree management practices are carried out by persons with appropriate and specific training in the area;
- Maintain individual trees (where applicable) in a safe and visually appealing condition; and
- Select appropriate species to minimise establishment costs and to ensure long term sustainability within changing climate conditions.

The following specifically applies to bushland trees:

- Carry out planting in accordance with relevant botanical surveys and management plans. Where management plans do not exist, principles of best practice will be applied;
 - Maintain an involvement in the significance, conservation and biodiversity of natural heritage in bushland areas;
 - Apply the Australian Natural Heritage Charter's principles relating to biodiversity, conservation and habitat value of trees in bushland; and
 - Undertake a general inspection of bushland trees, within the Risk Zone, to ensure they are in a safe condition and not posing risks to visitors of the reserves.
-

Council's Organisation Values apply to all activities.

RELATED POLICIES & PROCEDURES:**RELATED LEGISLATION:**

- *Local Government Act 1993*
- *Workplace Health and Safety Act 1995* and Regulations 1998
- Council By-laws No7 of 1996 - Reserves, Parks and Gardens
- Launceston City Council Planning Scheme 1996
- *Historic Cultural Heritage Act 1995* (for significant trees)
- *Fire Service Act 1995*
- *National Parks & Wildlife Act 1970*

REFERENCES:

- AS 4373:1996 Pruning of Amenity Trees
- AS 4360:1999 Risk Management
- AS 1470:1996 Health and Safety at Work
- HB 143:1999 Guidelines for Managing Risk in the Public Sector
- AS 4269:1999 Complaints Handling
- Code of Practice - Amenity Tree Industry (Workcover NSW Catalogue No 034, 1998)
- Australian Natural Heritage Charter
- Natspec Guide "Specifying Trees" Clark R 2006

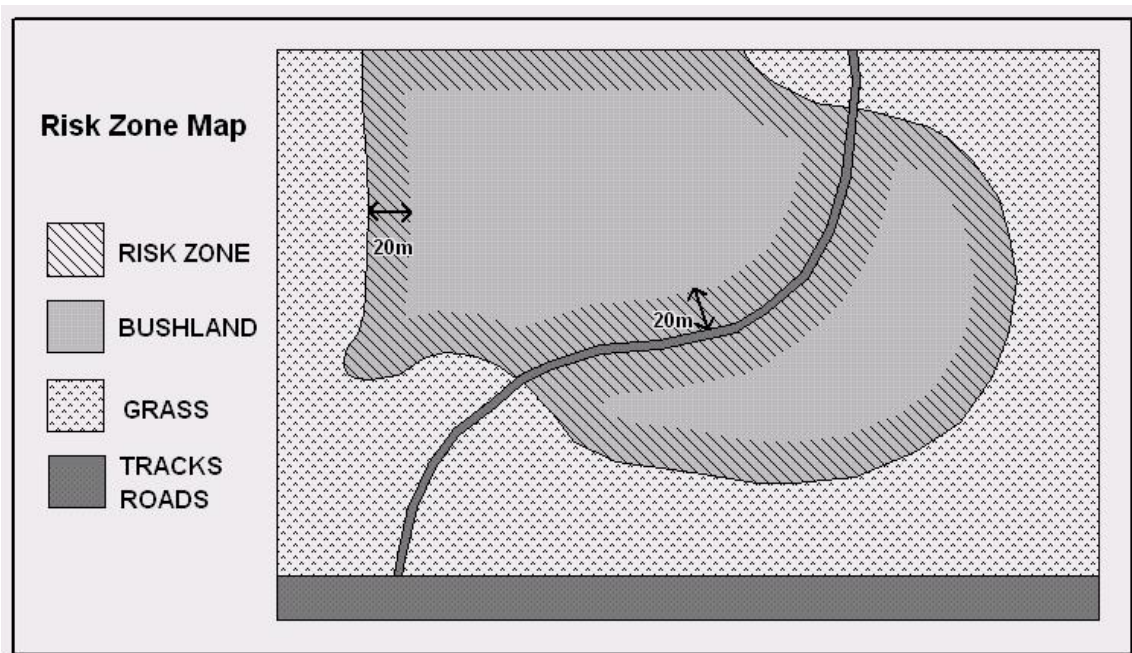
DEFINITIONS:

"Council" means Launceston City Council.

"Park Trees" means trees that are found in areas of land, other than road reserves, that are owned and/or managed by Council, including "bushland trees".

"Street Trees" means trees that are planted on road reserves excluding the rural road network.

"Risk Zone" - This term has been developed to differentiate bushland tree management from general tree management. "Risk Zone" generally describes bushland that is a distance of 20 metres from the boundary of a cleared area; private property; paths; tracks; lookouts; car parks; and other spaces in bushland that are accessible by the public.



REVIEW:

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

18.2 Lease - Trevallyn Park**FILE NO:** SF0875**AUTHOR:** Barry Pickett (Natural Environment Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

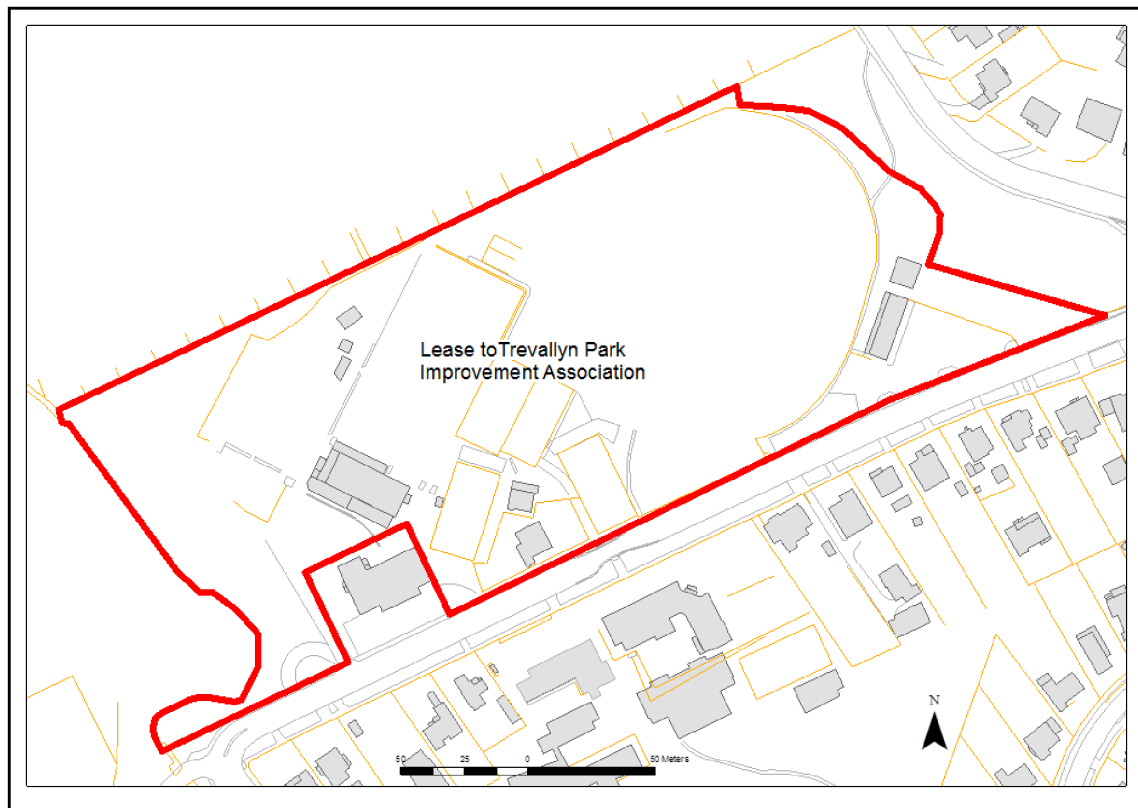
DECISION STATEMENT:

To consider leasing an area of land situated at 62 Gorge Road, Trevallyn known as Trevallyn Park to the Trevallyn Park Improvement Association Incorporated as marked on the attached plan.

This decision requires an absolute majority of Council.

RECOMMENDATION:

1. That Council, by absolute majority, authorises the General Manager to commence the proceedings required under section 178 of the *Local Government Act 1993*, to lease part of 62 Gorge Road, Trevallyn (CT210401/1 CT247283/38 CT235274/1 CT62614/2) as indicated by the red outline on the plan below, for the purposes of a community recreational area.
 2. Subject to there being no objection, the General Manager is authorised to enter into a formal lease under the following terms:
 - the term shall be 15 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 service charges if any
 - tenant shall continuously maintain:
 - building in good and reasonable order
 - public liability insurance of at least \$10 million
-



REPORT:

The Trevallyn Improvement Association first convened in 1915 with an objective to improve Trevallyn as a residential suburb of Launceston. The current site of Trevallyn Park was generously granted to the Council by the Barnes family, Mr F Lester and E W Freeman.

A lease was granted on 21 November 1927 between the Council and Trustees of the Association for 26 pounds per annum on the condition that the Association use the land for recreational purposes and to keep it maintained. The park was officially opened to the public for recreation purposes on 16 November 1929.

A new lease was then entered into between the Trevallyn Park Improvement Association (TPIA) and the Council in 1967 for a period of 49 years, at a rent of \$52 per annum. This lease expired on 30 June 2016 with a carry-over term in place to allow consideration for the new draft Leasing and Licensing Policy and subsequent public consultation review.

18.2 Lease - Trevallyn Park ...(Cont'd)

The Trevallyn Park Improvement Association is a not for profit incorporated community group that manages the Trevallyn Park. The TPIA has sub-lease agreements with the Trevallyn Bowls and Community Club, Trevallyn Cricket Club and Trevallyn Tennis Club. The TPIA committee includes representatives from each of abovementioned clubs.

The TPIA also manages a residential cottage which is rented on an annual basis. The income derived is used to maintain the cottage and assist towards maintenance of the park. In the 1970s TPIA was funded by the Council to demolish the residential property; however the funds were used to renovate the cottage which has also allowed for additional income to support the ongoing park maintenance.

The Trevallyn Bowls and Community Club has a membership of approximately 130 people with the members maintaining the greens and surrounds. The Club also hires out the club facility for social events.

The Trevallyn Cricket Club was established in 1929 and provides for up to 70 cricket players training weekdays and also competitive matches on a weekend. The Cricket Club is responsible for the ground's maintenance.

The Trevallyn Tennis Club was established in 1930. The Club relies heavily on the TPIA along with membership, sponsorship and grants to meet its obligations.

The facility is heavily utilised by the Trevallyn Primary School (450 students) with the Education Department contributing approximately \$9,000 towards the ground maintenance to TPIA.

Trevallyn Little Athletics use the playing field for training purposes with no charge applied by the TPIA.

The park is open to the public who can enjoy the oval, public cricket nets and the carpark which is used as a pick up point for parents collecting children from school.

The TPIA has requested the current nominal rent of \$52 per annum be applied over a 15 year term. They have requested a full 100% rebate on the commercial rent derived from the residential cottage. The Council continues to pay the water connection charge that services the oval - approximately \$2,000 per annum and also maintains the parcel of land to the east of the cricket pavilion that connects to Bald Hill Road. The TPIA has requested that they hold the lease over this parcel of land.

The following table sets out the current lease situation, the TPIA submission, CoL draft Lease and Licensing Policy requirements with recommendations made in line with the draft Lease and Licensing Policy.

18.2 Lease - Trevallyn Park ...(Cont'd)

Current lease situation	TPIA Submission	City of Launceston Draft Lease and Licensing Policy	Recommendation TPIA submission against the policy Supported/ Not Supported
Rent \$52 per annum if demanded	Rent \$52 per annum if demanded	\$1 if demanded	Supported as per draft lease and licensing policy reducing to \$1 per annum if demanded
Commercial rent received \$11,492 from private cottage residence	Commercial Rent 100% rebate	No rebate, full market rent payable	Agreed with TPIA to provide 100% rebate on the condition that the water charge connection is met by TPIA as shown below
Council contribution towards the fixed water meter connection charge of \$2,000 per annum	TPIA pay the water connection charge to the sporting field only \$2,000	All outgoing charges are met by the tenant	Supported as the water connection charge is to be met by TPIA as per the draft lease and licensing policy
Maintain land behind club rooms to the east Cost to council of approximately \$2,500 per annum	Maintain leased area land behind club rooms to the east	Maintenance of the grounds that are occupied exclusively by the tenant are to be maintained by the tenant at their cost	Not supported as per the draft lease and licensing policy. The leased area boundaries are to be maintained by TPIA CoL to manage and maintain the land.
Rates levy Tennis Club \$1,687 Bowls Club \$3,615 Cottage \$1,211	Rates not levied	Tenants will not be charged rates	Supported as per draft lease and licensing policy - no rates levy
49 year lease term expired 12 months ago	Lease term 15 years	15 years	Supported as per the draft lease and licensing policy - lease term 15 years
	Insurance cover - Clubs to take individual insurance policy to protect their investments as result of the \$50,000 excess.	Council provide insurance cover on the Residents Cottage with a \$50,000 excess	Supported. Building Insurance to be passed onto the TPIA

18.2 Lease - Trevallyn Park ...(Cont'd)

These adjustments from TPIA's original proposal have been discussed with the Chair of TPIA and they agree to the Council's recommendation.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is no social impact with this proposal other than to allow successful tenants to continue to provide an important recreational opportunity for Launceston.

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 an 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 will be minor operational expenses to maintain the land excluded from the lease.

There is a loss of rates revenue \$6,513, offset by the water charge being met by the tenant at \$2,000 per annum.

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.

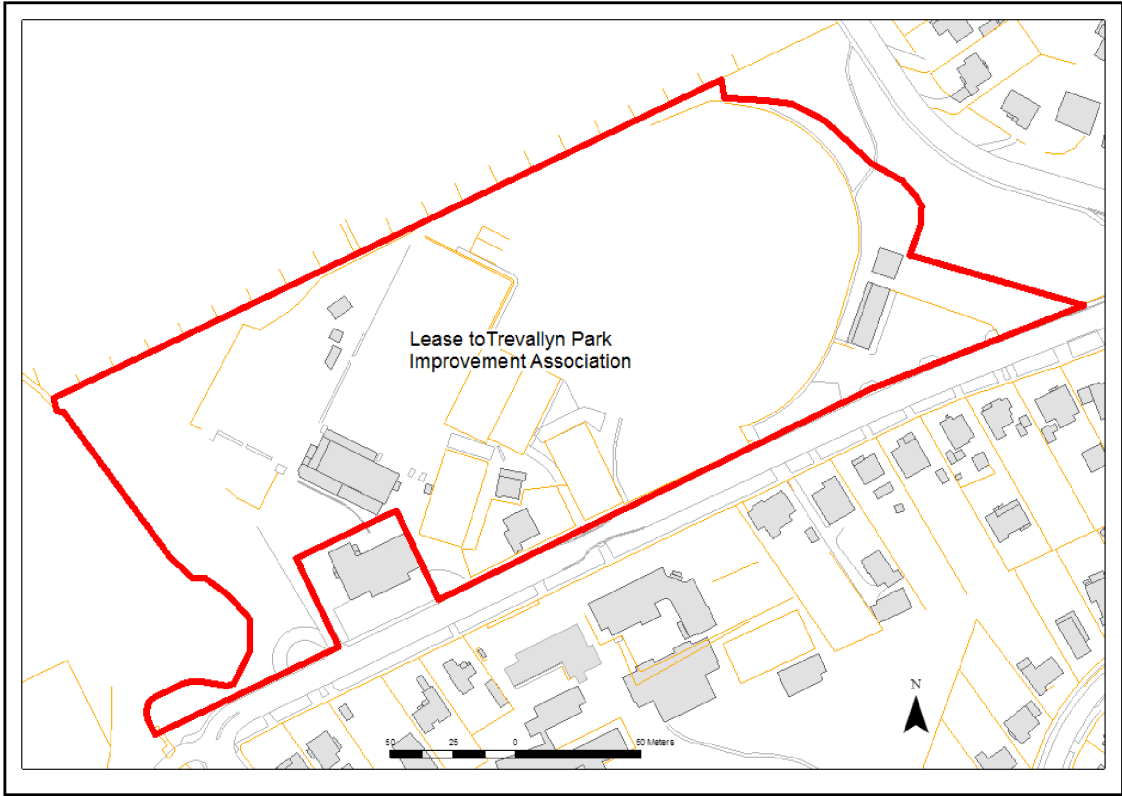


Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. 62 Gorge Road, Trevallyn - Lease Plan

Attachment 1 - 62 Gorge Road, Trevallyn - Lease Plan



18.3 Cataract Gorge Advisory Committee - Appointment of Community Representatives**FILE NO:** SF0839**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To appoint two community representatives to the Cataract Gorge Advisory Committee.

RECOMMENDATION:

That Council appoints Ms Samantha Denmead and Ms Anna Coxen as community representative members of the Cataract Gorge Advisory Committee for the period between 7 August 2017 and 7 August 2019, to coincide with the term expiry of the third community member, Mr Don Defenderfer.

REPORT:

The City of Launceston Cataract Gorge Advisory Committee has received Expressions of Interest from Ms Samantha Denmead and Ms Anna Coxen to continue their position as community representative members of the Cataract Gorge Advisory Committee.

At the Cataract Gorge Advisory Committee Meeting on 22 February 2018, the applications were assessed as per Council Policy. It is the recommendation of the City of Launceston Cataract Gorge Advisory Committee that Ms Samantha Denmead and Ms Anna Coxen be re-appointed to the Committee. The term of the appointment will coincide with the term of the third community member Mr Don Defenderfer that expires on 7 August 2019 to provide consistency with the community member appointments.

The Cataract Gorge Advisory Committee Terms of Reference state:

Membership

The Cataract Gorge Advisory Committee will consist of the following positions:

- *Two Aldermen appointed by Council.*
 - *Four Council staff members with responsibility for marketing, parks and planning.*
 - *One representative from the Parks and Wildlife Service.*
 - *Four community representatives who must be residents or ratepayers in the City of Launceston.*
 - *One representative from Meander Valley Council.*
 - *The Committee also has the power to co-opt other representatives as required to advise on particular matters.*
-

18.3 Cataract Gorge Advisory Committee - Appointment of Community Representatives ...(Cont'd)

Chairman

- *The Chairman will be appointed for a two year term by vote of the members.*
- *The Chairman's term will be concurrent with Council elections.*

Term of Appointment and Filling of Vacancies

- *Nominated Aldermen of the Council are to be appointed for a period of two years.*
- *Council may decide to reappoint Aldermen for additional terms.*
- *Council staff and Parks and Wildlife Service representative have unlimited tenure.*
- *Community representatives:*
 - a. *will normally be recruited by Council staff members placing an advertisement in a local newspaper.*
 - b. *Applications will be assessed against selection criteria to determine the final selection of community representatives.*
 - c. *The selection panel will include a representative from the Community members, the Parks and Wildlife member and the Manager of Parks and Recreation.*
 - d. *The term of appointment will be for a period not exceeding two years. Community representatives may apply and be considered for further terms.*
 - e. *The Committee may appoint additional community representatives (above the prescribed four positions) in order to secure specific skills required.*
 - f. *Selection Criteria for community representatives are a preference for persons who have qualifications and/or experience in a range of disciplines relevant to the management of a major urban park of national significance. Skills could include such areas as interpretation, tourism, heritage management, bushland conservation and recreation planning.*
 - g. *Council may decide to remove a community representative from the Committee if it determines that a member is:*
 - i. *no longer qualified to be appointed to the Committee*
 - ii. *unable to perform adequately or competently the requirements of the position*
 - iii. *absent from three consecutive meetings*
 - iv. *convicted of a crime punishable by a term of imprisonment.*
- *All appointments are to be ratified by Council.*

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

18.3 Cataract Gorge Advisory Committee - Appointment of Community Representatives ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

The primary purpose of the City of Launceston Cataract Gorge Advisory Committee is to examine future strategic directions and opportunities and provide advice to the Council on the needs and priorities of the Cataract Gorge Reserve.

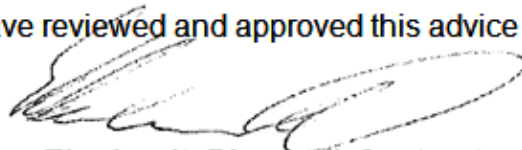
BUDGET & FINANCIAL ASPECTS:

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

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

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

UNCLASSIFIED AGENDA ITEMS: