



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 2 MAY 2019
1.00pm**

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

Date: 2 May 2019

Time: 1.00pm

Certificate of Qualified Advice

Background

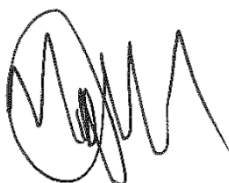
To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Michael Stretton
General Manager

City of Launceston

COUNCIL AGENDA

Thursday 2 May 2019

22 November 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 council meetings

- (1) *The mayor of a council may convene -*
- (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of council.*

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following Thursdays for 2019: 24 January; 7 and 21 February; 7 and 21 March; 4 and 18 April; 2, 16 and 30 May; 13 and 27 June; 11 and 25 July; 8 and 22 August; 5 and 19 September; 3, 17 and 31 October; 14 and 28 November and 12 December commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - section 48

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

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 18 April 2019 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 Councillors.)

6.1 Friends of Trevallyn Reserve - Ms Anna Povey

Ms Povey - President of Friends of Trevallyn Reserve, will discuss the benefits of this group and their partnership with City of Launceston. Friends of Trevallyn Reserve is a group of local landcarers who have been caring for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area, holding working bees almost every month since 2001.

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

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

7.2 Public Questions Without Notice

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

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

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

8 PLANNING AUTHORITY

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling

FILE NO: DA0104/2019

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	195-211 White Hills Road, White Hills
Zoning:	Rural Resource
Receipt Date:	8/03/2019
Validity Date:	8/03/2019
Further Information Request:	13/03/2019
Further Information Received:	18/03/2019
Deemed Approval:	23/04/2019
Representations:	Three

RECOMMENDATION:

In accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted pursuant to a delegation from Council, for DA0104/2019 - Residential - Construction of a dwelling at 195-211 White Hills Road, White Hills subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site location plan and image, prepared by 6ty°, Project No. 18.386, Drawing No. Ap01, dated 05/03/2019;
-

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

- b. Part site plan, prepared by 6ty^o, Project No. 18.386, Drawing No. Ap02, dated 05/03/2019;
- c. Proposed floor plan, prepared by 6ty^o, Project No. 18.386, Drawing No. Ap03, dated 05/03/2019;
- d. On-site wastewater disposal & stormwater detention evaluation & design, prepared by GeotTon Pty Ltd, Reference No. GL18259Ab, dated 26/06/2018; and
- e. Setbacks of proposed dwelling to adjacent land within the Rural Resource Zone, prepared by AK Consultants, dated 04/09/2019.

2. ASSOCIATION WITH RURAL USE

The dwelling must remain as a subservient use on site and always be directly associated with a resource development use. Should the rural resource use cease, the occupation of the dwelling must also cease, or alternatively gain further approval for a standalone residential use.

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

5. DAMAGE TO COUNCIL INFRASTRUCTURE

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

6. VEHICULAR CROSSING APPLICATION (RURAL STYLE DRIVEWAY)

Prior to the commencement of the use, the development must be provided with an adequate all weather access from the edge of the road pavement to the property boundary in accordance with LGAT-IPWEA Tasmanian Standard Drawings TSD-R03 Rural Roads typical property access and TSD-R04 Rural Roads typical driveway profile, unless specified otherwise.

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

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

All redundant crossovers and driveways must be removed prior to the occupation of the development. All new works must be constructed to Council standards. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra, and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

7. SOIL AND WATER MANAGEMENT PLAN

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

8. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0104/2019. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

**8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling
...(Cont'd)**

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

E. On-Site Disposal of Effluent

This permit does not give permission for the installation of an onsite waste water system on this site. The applicant will need to submit a design report (including site and soil evaluation in accordance with AS/NZS 1547:2012) as well as a Plumbing Application (for the on-site wastewater system) with the Building Application. Before occupation of the dwelling, the required system must be commissioned.

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

REPORT:

1. THE PROPOSAL

It is proposed to construct a ground level, 3-bedroom dwelling associated with a rural resource use on site. The dwelling will be located at the rear of the property on land that is not viable for agricultural production, and will be a secondary, subservient and supporting use to the existing vineyard on the title.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	195-211 White Hills Road, White Hills
Zone	Rural Resource
Size	19.29ha
Access	Existing rural access
Shape	Rectangular
Slope	Generally flat
Existing structures	Nil
Vegetation	Existing planted windbreak vegetation and vineyards
Connection to services	All services contained onsite
Surrounding land	Practicing rural land interspersed with supporting dwellings as well as smaller rural lots primarily for residential use.
Overlays	E2.0 Potentially Contaminated Land Code E3.0 Landslide Code

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

26.0 Rural Resource Zone

<p>26.1.1 Zone Purpose Statements</p> <p>26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</p> <p>26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.</p> <p>26.1.1.3 To provide for uses that add value to primary industries.</p> <p>26.1.1.4 To provide for uses that support or service rural communities.</p>

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

Consistent

Consistency with the zone purpose has been achieved as the proposal ensures that the development of a sensitive use will not constrain or limit agricultural or resource development on site, or to sites within the surrounding area. The proposed dwelling will support a new resource development use on the subject site, ensuring that value is added to primary industries.

26.3 Use Standards

26.3.2 Dwellings

Objective:

To ensure that dwellings are:

- (a) directly associated with and a subservient part of a Resource development use; or
- (b) located on land with limited primary industry uses potential; and
- (c) located where they do not constrain surrounding agricultural uses; and
- (d) accessible by vehicles for residential purposes and emergency services.

Consistent

Consistency with the objective has been achieved as the proposal ensures that the development of a sensitive use will be directly associated with and a subservient part of a resource development use. The dwelling will not constrain or limit agricultural or resource development on site, or to sites within the surrounding area.

A1 If for the alteration, extension or replacement of existing dwellings.

Relies on Performance Criteria

As the proposal is for a new dwelling (sensitive use), reliance on the performance criteria is sought.

P1.1 A dwelling may be constructed where it is directly associated with and a subservient part of a Resource development use, having regard to:

- (a) the scale of the use;
- (b) the complexity of the use;
- (c) the operational requirements of the use;
- (d) the requirement for the occupier of the dwelling to attend to the use; and
- (e) the proximity of the dwelling to the use; or

P1.2 A dwelling may be constructed where the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry uses, having regard to:

- (a) limitations created by any existing use or development surrounding the site;
- (b) the topography of the site;
- (c) the capacity of the land for primary industry uses; and
- (d) a report from a suitably qualified person.

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

Complies

The applicant has relied on P1.1, in that the dwelling will be a subservient part of a resource development use.

The proposed dwelling is a ground level, 3-bedroom dwelling with a floor area of approximately 340m², including a double carport. Access to the dwelling is via an existing internal gravel driveway located along the north eastern boundary and accessed via an existing crossover from White Hills Road. The dwelling is proposed to be a secondary and supportive use to the ongoing operation of a vineyard. The dwelling would not be constructed if it were not for the current and proposed vineyard operation of the site. It is directly associated with the rural use.

Scale of use

Currently the vineyard has a single established field, however, ongoing operation will result in approximately 11ha of vineyard use. Once fully operational the vineyard will consist of four fields, producing approximately \$300,000 worth of produce per year. It is considered that the dwelling is quite modest and will support such a large scale use. The dwelling has not been considered to be an overdevelopment of the site.

Complexity and operational requirements of use

It is suitable for the dwelling to be located on site due to the complexity of the use. This includes:

- vine management;
- training juvenile vines;
- pruning;
- irrigating;
- canopy management;
- pesticide and herbicide spraying;
- thinning of fruit prior to harvest;
- pruning vines following harvest;
- under-vine management; and
- mowing;
- weed spraying;
- fertilising
- vintage management
- netting vines prior to harvest;
- picking fruit.

The requirement for the occupier of the dwelling to attend to the use

The following assessment is based on the requirements for the occupier to be living on site to attend to the use. It is important to re-iterate that the provision does not state whether or not the dwelling on site is necessary for the operation of the resource development use, but only that it is directly associated with the use and a secondary use on site.

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

<p>As the owner of the site is the primary manager, being located onsite will assist with the daily management and upkeep of the vineyard. Being a complex operation, the presence of a person onsite 24 hours a day will allow the vineyard to continue production. The ongoing operation of a vineyard can require long hours and complex management operations as shown above. These operational requirements mean that a manager of the farm living on site would be able to attend to any emergencies as soon as they occur, and allow continued maintenance and management of the site without any delay.</p> <p>The owner living on site and attending to operational and management duties on a daily basis is considered to be directly associated with the vineyard use. Furthermore, the use of the property as a vineyard is the primary use, with the dwelling acting as a supporting role.</p> <p>The proximity of the dwelling to the use The dwelling will be located in an area that will allow the vineyard operation to occur without impacting on the sensitive use. It has also been chosen to ensure that any surrounding uses are unaffected. This is further discussed under Clause 26.4.1 performance criteria P3.</p> <p>The proposal complies with the performance criteria.</p>
<p>A2 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>
<p>Complies The site has existing and maintained access to a Council maintained road.</p>

26.4 Development Standards

26.4.1 Building height, setback and siting

<p>Objective: To ensure that: (a) buildings minimise the impact on the visual character of the area; and (b) buildings for sensitive uses do not constrain primary industry uses.</p>
<p>Consistent Consistency with the objective has been achieved as the proposal minimises the impact on the visual character of the area; and (b) buildings for sensitive uses do not constrain primary industry uses.</p>
<p>A1 Building height must be no greater than: (a) 12m; or (b) 8m for dwellings.</p>
<p>Complies The dwelling will have a maximum height of 4.6m.</p>
<p>A3 Buildings for a sensitive use: (a) must be setback no less than 200m from the frontage, side and rear boundaries; or (b) must be setback no less than 50m to frontage, side and rear boundaries for</p>

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

<p>extensions to existing buildings; or (c) where the setback of an existing building is less than 50m to a frontage, side or rear boundary, the extension must be setback no less than the existing building.</p>
<p>Relies on Performance Criteria As the dwelling will be located within 200m of a sensitive use, reliance on the performance criteria is required.</p>
<p>P3 Buildings for sensitive uses must be setback so as not to constrain adjoining primary industry uses, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the location of existing buildings on the site; (d) the visual impact of the building when viewed from an adjoining road; (e) any proposed upgrading of adjoining roads; (f) the retention of vegetation within the front setback; (g) the existing use on adjoining and immediately opposite sites; (h) nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (i) any proposed attenuation measures; and (j) any buffers created by natural or other features.
<p>Complies</p> <p>The applicant provided a report prepared by AK Consultants who specialise in agricultural assessments. The report undertook an assessment against the performance criteria. The assessment included a detailed review of the proposed vineyard practices on site, including location and the dwellings distance to boundaries and the proposed vineyard operation. It also looked at all adjoining lots and their current rural activities. It further looked into the potential impact the dwelling will have on the subject site and surrounding lots and any mitigation measures.</p> <p>The topography of the site The site contains a varied topography, with sloping hills and flat areas.</p> <p>The prevailing setbacks of existing buildings on nearby lots Five out of the six adjoining and opposite lots contain dwellings. Each dwelling is setback approximately:</p> <p>160525/2 - 95m from the western side boundary 32912/1 - 37m from the front boundary 125621/1 - 11m from northern side boundary and 14m from eastern side boundary 220523/1 - 154m from eastern side boundary 45403/1 - 310m from south eastern corner</p> <p>The location of existing buildings on site There are no buildings located on the subject site.</p>

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

The visual impact of the building when viewed from an adjoining road

The dwelling will not be able to be viewed from an adjoining road.

Any proposed upgrading of adjoining roads

No road upgrades are proposed as a result of this proposal, noting that White Hills Road is a sealed road.

The retention of vegetation within the front setback

Minimal vegetation located within the front setback will be retained.

The existing use on adjoining and immediately opposite sites

The adjoining sites contain a mixture of uses. Primarily, however, with the exception of 191 White Hills Road, they all contain a dwelling and operate resource development uses including cropping, grazing, and hay production. 191 White Hills Road is a substantially smaller lot (4,250m²) and contains a church, graveyard, and dwelling.

Nature, frequency and intensity of emissions provided by primary industry uses on adjoining and immediately opposite sites

As discussed above, surrounding primary industry uses include cropping, grazing, and hay production. Emissions include machinery working up to late hours, cattle emissions (waste, smell, noise), spray, dust and smoke. The emissions from the surrounding land are that of a rural area.

Any proposed attenuation measures or buffers created by natural or other features

The dwelling will be setback 116.5m from the north eastern side boundary, 105.86m from the south western side boundary, 105.90m from the rear boundary, and 58m from the onsite existing vineyard field. These setbacks are also offset by existing hawthorn hedges along the eastern, southern and western boundaries.

It was concluded that the proposed setbacks for the new dwelling are appropriate for the setting and provide sufficient separation from existing agricultural uses on the subject site and adjacent land. This will ensure the dwelling will not constrain any adjoining primary industry use or the vineyard use on site.

As such the proposal complies with the performance criteria.

E2.6 Development Standards

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to:

- (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

Consistent

The adjoining site to the south east contains a petrol tank that is a ~600L above ground bowser and is mounted on a concrete base and is situated within the curtilage of the dwelling located at 86 Egerton Road (CT 45403/1). The tank is located approximately 450m south-east of the location of the proposed dwelling. Further, the land falls away to the south-east at the location of the tank. The tank is currently empty and is rarely used by the owner. When used, it is for the storage of diesel for equipment and machinery associated with the farm as well as for domestic purposes. The volume of the tank means that it does not involve the storage of a manifest quantity for a Category 4 flammable liquid as per the *Work Health and Safety Regulations 2012* (>100,000L). A review from Council's Environmental Health Department has demonstrated that due to the type and use of the tank, the code is not applicable to the assessment of this application

E3.0 Landslide Code

E3.1 The purpose of this provision is to:

- (a) ensure that use and development subject to risk from landslide is appropriately located and managed; and
- (b) ensure that use and development does not cause, or have potential to cause an increased risk of landslide.

Consistent

A portion of the site contains landslip class 4 area. However, the section of land where the dwelling is proposed to be constructed is free from any landslip issues. Noting that the development is proposing minimal earthworks, and that existing access roads exist, with no development occurring within the landslip area, this code is not applicable.

E3.6 Development Standards

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

Consistency with the code purpose has been achieved as the proposal ensures appropriate and safe parking and access.

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

Consistent

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

Complies

A three-bedroom dwelling in the rural zone requires two spaces per three bedrooms. As two spaces have been provided within a double garage, the proposal complies with the requirements of Table E6.1.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

Consistent

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

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

Complies

All parking, access ways, manoeuvring and circulation spaces have a gradient of less than 10%, formed and paved with an all-weather seal, and able to contain stormwater on site.

E6.6.2 Design and layout of parking areas

Objective:

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

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

<p>Consistent</p> <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies</p> <p>All parking spaces, access ways, and manoeuvring and circulation spaces allow for a vehicle to enter and exit in a forward motion, have a vehicle width in accordance with Table 6.2, parking dimensions in accordance with Table E6.3, and a vertical clearance of more than 2.1m.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 30 March to 15 April 2019. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue # 1: The DA shows 4 stages in vine planting and No. 3 and 4 are close to my house and 3 of my neighbours. How will Council evaluate and control the impact of spray misting of pesticides on our properties and the effects on surrounding pastures and stock?</p>
<p><i>Officer Response:</i> <i>The application is for a dwelling on a rurally zoned lot in support of a vineyard. The vineyard use is not what is being applied for under this application. A vineyard is considered to be a resource development use, which does not require a planning permit. The use of chemicals for a rural use, including spraying, are not controlled or regulated by Council.</i></p>
<p>Issue # 2: Advise what effect this development will have on us especially trucks and workers entering and leaving the property and the bio hazards.</p>
<p><i>Officer Response:</i> <i>The land is zoned rural and is utilised for a rural use. The proposal is for a dwelling on that land. The rural use is not what is being assessed, and as such this application cannot assess the vehicular impact the operating farm will have on the road network.</i></p>
<p>Issue # 3: The location of the vineyard and proposed dwelling will restrict farming activities on surrounding land. The vineyard is too close to adjoining dwellings and the use of fungicide, herbicides, and insecticides will blow onto surrounding properties.</p>
<p><i>Officer Response:</i> <i>The owner would have every right to not construct the dwelling and operate the vineyard without planning approval. They would be subject to all regulatory controls under several acts including Environmental Management and Pollution Control Act 1994 and Workplace Health and Safety Act 2012. An assessment against Clause 26.4.1 has determined that the dwellings location has been chosen to reduce any impact to surrounding land.</i></p>

8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling ... (Cont'd)

<p>Issue # 4: The application overstates the scale of the proposed vineyard. What will happen if the dwelling is approved but the vineyard use does not go forward?</p>
<p><i>Officer Response:</i> The applicant provided a response to Clause 26.3.2 P1.1 which looks at the scale and complexity of the resource development use. During the assessment of the application the proposed revenue and scale of the use (up to 11ha) was considered thought out and factual. Whilst not everyone will agree with a proposed production yield and theoretical revenue, it is difficult to ascertain that their proposed forecast is incorrect. Farming activities operate on many scales. Some are intensive and exceed industry expectations, whilst some are larger and automated. It is difficult to argue that the proposed expectations of the vineyard are incorrect. A condition has been placed on the permit that states the dwelling is to remain directly associated with the operation of a rural use over the property. If in time this fails to be the case, a new application may be required.</p>
<p>Issue # 5: The dwelling is not subservient to the purpose of the primary industry use. Surrounding vineyards do not have dwellings associated with them. It appears that the dwelling is convenient for the operation of the vineyard, but not necessary.</p>
<p><i>Officer Response:</i> Whilst other operations can be taken into consideration, they are not a key factor in deciding whether or not the dwelling is able to meet the requirements of 26.3.2 P1.1. The performance criteria states that the dwelling must be associated with, and a subservient part of a resource development use, having regard to a number of factors. Nowhere in the provision does it state that that a dwelling can only be constructed so long as it is necessary to operate the farm. It has been determined through the assessment, that the dwelling will be directly associated with the vineyard use, and it will be a secondary use of the property, with the main use being the vineyard.</p>
<p>Issue # 6: Existing access has been upgraded which has caused issues to adjoining properties.</p>
<p><i>Officer Response:</i> The original access was existing in its current location, and the Council notes that it has been upgraded. It has been conditioned that the access must meet rural roads access standard.</p>

**8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling
...(Cont'd)**

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

**8.1 95-211 White Hills Road, White Hills - Residential - Construction of a Dwelling
...(Cont'd)**

ATTACHMENTS:

1. Locality Map (*distributed electronically*)
 2. Plans to be Endorsed (*distributed electronically*)
 3. Representations (*distributed electronically*)
 4. Applicant's Response to Representations (*distributed electronically*)
-

8.2 Launceston Interim Planning Scheme 2015 - Amendment 50 - 242-254 St Leonards Road - Rezone Site From Community Purpose Zone to General Residential Zone; Development Application DA0678/2018 - Residential - Construct Eight Dwellings

FILE NO: SF6873/DA0678/2018

AUTHOR: Catherine Mainsbridge (Senior Development Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a statement to the Tasmanian Planning Commission, subsequent to the public exhibition period, for an amendment to the Launceston Interim Planning Scheme 2015.

PLANNING APPLICATION INFORMATION:

Applicant: 6ty^o Degrees
Property: 242-254 St Leonards Road, St Leonards
Zoning: Community Purpose
Receipt Date: 23/11/2018

PREVIOUS COUNCIL CONSIDERATION:

BA0459/2010 - 20 new units and 20 new carports and a Community building (Nation Building Project - DA was not applicable)

DA0469/2018 - Community Meeting and Entertainment - Demolition of disused church

SF6873/DA0678/2018 - rezone the site known as 242-254 St Leonards Road, St Leonards from the Community Purpose Zone to the General Residential Zone and make a decision on Development Application DA0678/2018 Residential - construction of eight dwellings at 242-254 St Leonards Road, St Leonards.

RECOMMENDATION:

That Council:

1. in accordance with sections 39(2) and 43F(6) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that no representations were received during the public exhibition period for Amendment 50/DA0678/2018; and
 2. provides advice to the Tasmanian Planning Commission that it is the view of the Council that Amendment 50/DA0678/2018 be approved as exhibited.
-
-

8.2 Launceston Interim Planning Scheme 2015 - Amendment 50 - 242-254 St Leonards Road - Rezone Site From Community Purpose Zone to General Residential Zone; Development Application DA0678/2018 - Residential - Construct Eight Dwellings ...(Cont'd)

Note:

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

REPORT:

1. Purpose of Report

An application was made under section 33 of the *Land Use Planning and Approvals Act 1993*, to initiate an:

Amendment 50 to the Launceston Interim Planning Scheme 2015 to rezone the site known as 242-254 St Leonards Road, St Leonards from the Community Purpose Zone to the General Residential Zone.

Pursuant to section 43A of the *Land Use Planning and Approvals Act 1993*, Council also determined to approve DA0678/2018 for construction of eight dwellings at 242-254 St Leonards Road, St Leonards subject to conditions.

Council initiated the planning scheme amendment and approved the development application at its Ordinary Council Meeting on 7 February 2019. The application and permit were then placed on public exhibition from 23 February extended to 12 April 2019. The amendment appeared in *The Examiner* on two separate occasions; 23 February, 27 February 2019. No representations were received during this period.

In accordance with sections 39(2) and 43F(6) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission of its opinion of the merits of each representation received in relation to the amendment and planning permit.

2. Conclusion

As no representations were received there are no reasons for Council to not proceed with the amendment and planning permit as initiated. The amendment should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved and the permit confirmed without change.

8.2 Launceston Interim Planning Scheme 2015 - Amendment 50 - 242-254 St Leonards Road - Rezone Site From Community Purpose Zone to General Residential Zone; Development Application DA0678/2018 - Residential - Construct Eight Dwellings ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

- 8.2 Launceston Interim Planning Scheme 2015 - Amendment 50 - 242-254 St Leonards Road - Rezone Site From Community Purpose Zone to General Residential Zone; Development Application DA0678/2018 - Residential - Construct Eight Dwellings ...(Cont'd)**
-

ATTACHMENTS:

1. Copy of Signed Instrument
 2. Copy of DA0678/2018 (*distributed electronically*)
-

Attachment 1 - Copy of Signed Instrument

Launceston Interim Planning Scheme 2015 AMENDMENT 50

Rezoning from Community Purpose to General Residential
(242-254 St Leonard Road Lot 12 RP 71042)

Amend the interim planning scheme maps as below:



Zoning



General Residential

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

Date 21 February 2019



Louise Foster
Director
Corporate Services

Leanne Hurst
Director Development
Services

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

Thursday 18 April 2019

- Attended at the Easter Influencers Civic Leaders' Breakfast at the Tailrace Centre
- Attended the end of season celebrations for the Great Northern Raiders at UTAS Stadium

Saturday 20 April 2019

- Welcomed players to the Easter Croquet Tournament at the Northern Tasmanian Croquet Centre
- Officiated at the Children and Families Easter Festival "Champion of Champions" at City Park
- Attended the official dinner of the 2019 Dakin Refrigeration Easter Cup race meeting at the TAB Racing Centre

Thursday 25 April 2019

- Officiated at the 2019 Anzac Day Service at the Launceston Cenotaph

Friday 26 April 2019

- Attended the Launceston Music Society Concert at the Scotch Oakburn Performing Arts Centre

Saturday 27 April 2019

- Attended the North Launceston Bowls Club annual dinner

Sunday 28 April 2019

- Attended the launch of the International Workers' Memorial Day at Elizabeth Gardens
- Attended the Hawthorn versus Carlton AFL match and President's Function at UTAS Stadium

Wednesday 1 May 2019

- Attended the launch of 2019 Australia's Biggest Morning Tea at Peppers Silo Hotel
-

10 COUNCILLOR'S REPORTS

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

11 QUESTIONS BY COUNCILLORS**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.)

11.1.1 Councillor's Questions on Notice - Councillor T G Walker - Council Meeting - 18 April 2019**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked at the Council Meeting on 18 April 2019 by Councillor T G Walker and has been answered by Shane Eberhardt (Acting Director Facilities Management).

Question:

1. Is there a way that the roll-out of the stainless steel waste bins can be redressed in terms of those bins installed in the Gorge and Princes Square, which are out of step with the heritage fabric of those sites?

Response:

Council Officers will review the bin roll-out program.

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 - 27 February 2019****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 27 February 2019.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Advisory Committee Meeting held on 27 February 2019.

REPORT:

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

- The newly redeveloped Cataract Gorge play-space, now complete, was re-opened to the general public on 1 March 2019. The new nature-based play area features native plants, boulders, logs, tunnel slide, swings, a water play feature and a giant mouse wheel. With so much positive feedback, this has been a successful project.
 - The Cataract Gorge Basin Cottage has undergone some redevelopments over the past months. A community infrastructure grant of \$80,000 has enabled Aboriginal interpretation panels to be installed showing the earlier European history of the Gorge, flora and fauna and past floods.
 - The Committee noted the official application received for the development of the 'Gorge Hotel' and would like Council to be aware of the concerns surrounding the naming of this new development.
 - A notation was made by the Committee regarding the Expression of Interest process for commercial leasing of the Basin Café and Cataract Gorge Restaurant. The process commenced on 26 November 2018 and closed on 14 February 2019.
 - Council's Visitor Centre staff are currently utilising the Basin Cottage until end of April. Previous volunteers have written to Council advising they no longer wish to continue and the group has decided to disband.
 - The Committee noted and acknowledged the time Councillor Janie Finlay and Alderman Emma Williams devoted to the CGAC.
-

12.1 Cataract Gorge Advisory Committee Meeting - 27 February 2019 ...(Cont'd)

- The Committee noted that an upgrade of LED lighting through the Maple Steps has been completed to improve visibility.

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 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
4. To promote Launceston's rich heritage and natural environment
6. To promote active and healthy lifestyles

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

13 COUNCIL WORKSHOPS**13.1 Council Workshop Report****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted on 2 May 2019:

Rate Modelling

Councillors were presented with the 2019/2020 rating assumptions and discussion of proposed budget.

My Place My Future Strategy

Councillors were presented with an update on the My Place My Future Strategy with a view to the next steps in the process.

Enterprize Tasmania

Councillors were provided with an update on Enterprize Tasmania's current activities.

REPORT:

Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshop held since the last Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

13.1 Council Workshop Report ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

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 Subaru Rally Tasmania 2019 - Major Event Sponsorship****FILE NO:** SF6647**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider an application for Major Event Sponsorship from Subaru Rally Tasmania.

RECOMMENDATION:

1. That \$10,600 of the undersubscribed budget in Special Event Sponsorship 2018/2019 be reallocated to the oversubscribed 2018/2019 Major Event Sponsorship category.
 2. That Council commits funds of \$20,000 from the 2018/2019 Event Sponsorship Program budget for Subaru Rally Tasmania 2019.
-

REPORT:

The Subaru Rally Tasmania held in July 2018 received \$50,000 from the 2017/2018 Conferences, Conventions and Championship budget as a one off sponsorship for a Championship.

The next Subaru Rally Tasmania is to be held in June 2019, so although the timing did not meet the sponsorship round dates for Round 1 of Major Event Sponsorship, a late application was accepted. It was not reasonable to expect the Rally to make an application for the 2019 event before the first event had been held, particularly when the dates had to fit in with other CAMS rounds around the country.

The application received requested \$50,000. It was explained to the applicant that Council could not offer the same level of sponsorship as in 2018, as the 2018 sponsorship provided was a one off sponsorship for a Special Event/Championship. The maximum sponsorship Council is able to provide through the Major Event Sponsorship program for annual events is \$20,000.

This year's rally is to be held from Friday, 21 to Sunday, 23 June 2019. The cars will be based at Inveresk, where the general public will be able to view an expo of cars and mingle with crews on Friday afternoon. An exciting action packed Super Special Stage will be held around the Inveresk Roundhouse on the Friday evening. Competitors will then embark on 200km of rally stages in the forests surrounding Launceston on Saturday and Sunday.

15.1 Subaru Rally Tasmania 2019 - Major Event Sponsorship ...(Cont'd)

The organiser estimated that in excess of 5,000 people attended the Rally event in 2018 and they anticipate that 6,500 will attend this year's event. Organisers are also anticipating an increase from 35 teams in 2018 to 40 teams competing in the 2019 event. Each team has seven members. A round of the FIA Asia Pacific Cup will be part of this year's rally bringing additional competitors and media attention.

From data provided in the acquittal report by the organisers of the 2018 event, the City benefited from 369 individuals staying in Launceston between 5 and 7 days equating to 2,082 bed nights. According to the 2018 Tourism Tasmania Visitor Snapshot, the average visitor spend per night was \$227. This equates to a visitor spend of \$472,614 (2,082 x \$227 = \$472,614) for the 2018 event. For the 2019 event the organiser believes the City will benefit from 2,500 bed nights equating to \$567,500 visitor spend.

The anticipated event details for 2019, together with the 2018 acquittal information, assisted the Event Sponsorship Assessment Panel assess the application as a request for \$20,000 (Level 2 Major Event Sponsorship) using the assessment criteria listed below. The Subaru Rally Tasmania 2019 application assessment resulted in a score of 81%.

Using the distribution funds formula for event sponsorship, an application with a score between 81% and 100% is recommended to receive 100% of the amount applied for.

Assessment Criteria

- **Participation** - Enables social connections to take place within the community, including volunteering and participation opportunities.
- **Creativity and Innovation** - Encourages and supports creativity, innovation and local talent.
- **Community Spirit** - Fosters pride and positivity in our city, building community spirit.
- **Economic** - Demonstrates positive economic benefits through visitor spend, employment and/or investment.
- **Tourism and profile** - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.
- **Asset Usage** - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

The normal distribution of funds (according to score) is as follows:

81-100%	=	100% of requested funds
61-80%	=	75% of requested funds
50-60%	=	50% of requested funds
<50%	=	No funding provided

15.1 Subaru Rally Tasmania 2019 - Major Event Sponsorship ...(Cont'd)

ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community.

ENVIRONMENTAL IMPACT:

Approval of the recommended event sponsorship funding will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

STRATEGIC DOCUMENT REFERENCE:

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
3. To promote tourism and a quality Launceston tourism offering
6. To facilitate direct investment in the local economy to support its growth

BUDGET & FINANCIAL ASPECTS:

The budget for Event Sponsorship 2018/2019.

	Budget Remaining after Round 2 \$	Recommendation \$	Balance \$
Major Events	\$9,400		\$9,400
Subaru Rally Tasmania 2019		\$20,000	-\$20,000
			-\$10,600
Special Events	\$20,589		\$20,589
Small Events	\$3,500		\$3,500
Balance			\$13,489

The major event shortfall will be covered by the undersubscribed Special Event Budget (\$20,589).

15.1 Subaru Rally Tasmania 2019 - Major Event Sponsorship ...(Cont'd)

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

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

15.2 8th Australian Bhutanese Interstate Soccer Cup 2019 and Multicultural Badminton Championship**FILE NO:** SF3547/SF5075**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider event sponsorship for the 8th Australian Bhutanese Interstate Soccer Cup 2019 and a Multicultural Badminton Championship.

RECOMMENDATION:

That Council commits funds of \$10,000 from the 2018/2019 Cultural Event Sponsorship budget for the 8th Australian Bhutanese Interstate Soccer Cup 2019 and the Multicultural Badminton Championship.

REPORT:

The 8th Australian Bhutanese Interstate Soccer Cup 2019 and the Multicultural Badminton Championship will be held from 10 to 14 July 2019 in Launceston. This is a national event and is being organised and hosted by the Australian Bhutanese Society of Northern Tasmania Inc.

It is anticipated that in excess of 21 teams (399 competitors) from Victoria, Queensland, New South Wales, South Australia, Tasmania and possibly a team from New Zealand will be competing in the 8th Australian Bhutanese Interstate Soccer Cup. It is also expected that there will be 100 competitors from interstate and Tasmania participating in the Multicultural Badminton Championship being held for the first time in 2019. There will be a total of 500 competitors over both events.

In addition to the competitions there will be exhibition soccer games, food stalls, cultural and literary activities.

This event is not eligible for the Conference, Convention and Championship Incentive as the eligibility criteria, approval process and release of funds is dependent on competitors staying in paid accommodation. In the case of these championships the majority of competitors will be staying with family, friends or with other members of the Bhutanese Community.

15.2 8th Australian Bhutanese Interstate Soccer Cup 2019 and Multicultural Badminton Championship ...(Cont'd)

Since May 2008 approximately 1,200 Bhutanese people have re-settled and commenced a new life in Launceston. Launceston is the second largest Bhutanese community in Australia after Adelaide. This is an emerging community in the process of integration into the mainstream community. The national Australian Bhutanese Interstate Soccer Cup 2019, provides an opportunity to engage, encourage and empower Australian Bhutanese youth, who are looking for ways to integrate into the Australian community. This event also provides an opportunity to reinforce important connections between the Bhutanese communities across Australia. Events such as the Multicultural Badminton Championship, celebrate and recognise cultural diversity and promote a truly multicultural Australia.

The community benefits from these events will be of a cultural development nature. It will also put Launceston in the media spotlight on a national scale through promotion and support of these emerging migrant communities. As the benefits are of a cultural nature it is considered reasonable to recommend funding from the Cultural Event Sponsorship Budget for 2018/2019.

As there is not yet a policy or guidelines for Cultural Event Sponsorship and as this event is a Championship, the Conference, Convention and Championship Incentive formula (shown below) has been used to calculate the recommended funding (ie. a Championship held in July with 500 competitors: $500 \times \$20 = \$10,000$).

Formula for Conference, Convention and Championship Incentive

The City of Launceston's Incentive Program offers the following incentives subject to eligibility criteria and available funding:

01 May - 31 August: incentive of \$20 per delegate up to a maximum of \$15,000.

01 September - 30 September: incentive of \$10 per delegate up to a maximum of \$10,000.

ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston Community.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

15.2 8th Australian Bhutanese Interstate Soccer Cup 2019 and Multicultural Badminton Championship ...(Cont'd)

SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

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 4 - A diverse and welcoming City of Launceston

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

Key Directions -

- 3. To define and communicate our role in promoting social inclusion and equity
- 4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community
- 6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

BUDGET & FINANCIAL ASPECTS:

2018/2019 Cultural Event Sponsorship

	Budget \$	Recommendation	Balance
Cultural Event Sponsorship	\$60,000		\$60,000
8 th Australian Bhutanese Interstate Soccer Cup 2019 and the Multicultural Badminton Championship		\$10,000	-\$10,000
Balance			\$50,000

15.2 8th Australian Bhutanese Interstate Soccer Cup 2019 and Multicultural Badminton Championship ...(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

15.3 New Year's Eve - Event Sponsorship for 2019 and 2020**FILE NO:** SF6543/SPNSR0013**AUTHOR:** Cherie Holmes (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider a proposal for New Year's Eve Event Sponsorship for 2019 and 2020 from Beerfest No 1.

PREVIOUS COUNCIL CONSIDERATION:

Council - 18 April 2019 - Agenda Item 15.1 - New Year's Eve - Event Sponsorship for 2019 and 2020 - the Agenda Item was deferred to the next Council Meeting to enable officers to provide further advice regarding the recommended sponsorship amount

RECOMMENDATION:

That Council pre-commits \$46,000 per year from the 2019/2020 and 2020/2021 New Year's Eve Sponsorship budget for the sponsorship of Beerfest Launceston New Year's Eve 2019 and 2020.

REPORT:

Council adopted the reviewed Event Sponsorship Policy on 24 January 2019. This policy incorporates the New Year's Eve Event Sponsorship Guidelines which were developed in December 2016 to provide support to the primary New Year's Eve event to be held in the Launceston municipality. The Policy states that, *Council will allocate an annual amount in the budget specifically for New Year's Eve Event Sponsorship*. The 2019/2020 budget has not yet been adopted by Council.

Vibestown Productions Pty Ltd had a sponsorship agreement for triennial funding (of \$40,000), for the provision of a Launceston New Year's Eve Event for 2017, 2018 and 2019. In mid-2018 Vibestown indicated they were unable to run an event for New Year's Eve in 2018, under the current sponsorship agreement.

With only five months to enable a New Year's Eve event for the city, Beerfest No 1 were approached to move the proposed Launceston Beerfest event from 15 December to 31 December 2018, to provide the primary New Year's Eve event for the City. Beerfest No 1 had already been provided \$6,125 Major Event sponsorship for the 15 December 2018 event. Together with the \$40,000 New Year's Eve Event Sponsorship, the total City of Launceston sponsorship funding provided for the 2018 event was \$46,125.

15.3 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

In line with the New Year's Eve Event Sponsorship Program outlined in the Event Sponsorship Policy (05-Rfx-020), the provision of funding for 2019 and 2020 would establish triennial funding for New Year's Eve Events from 2018, 2019 and 2020 to Beerfest No 1.

Beerfest Australia was originally launched in Launceston nine years ago in 2010. Beerfest No1 now delivers six festivals across five states - Tasmania, Victoria, New South Wales, Queensland and Western Australia. This success demonstrates real growth, sustainability and that Beerfest No1 are experienced event operators. In addition, this is a great example of a Launceston born event expanding to the rest of Australia.

Beerfest Launceston New Year's Eve 2018 attracted 8,870 attendees (a significant increase of 2,370 from the estimated 6,500 who attended the 2017 New Year's Eve event). Ticketing information demonstrates that there were 3,371 attendees from Tasmania (1,891 from Launceston) and 3,220 attendees were from Victoria. Over 60% of the attendees were between 24 and 45 years of age and 934 children under the age of 12 attended the event. Post-event survey responses verified the origins of these attendees, although it is not possible to determine whether these attendees were already in Launceston and attended the New Year's Event or whether they travelled specifically to Launceston to New Year's Eve. Either way, there is a significant contribution to the economic through visitor spend.

Statistics provided by Beerfest indicated that visitors stayed an average of three nights with an expenditure of \$199 per night equalling a \$1,884,526.00 visitor spend. With the large numbers of attendees from interstate, mainly Victoria and the resulting visitor spend, it can be concluded that the event has exceeded the expected benefits of the provision of a community New Year's Eve Event and has easily met the potential additional economic and tourism benefits (see assessment criteria below).

The 2019 event will celebrate the 10 year anniversary since Beerfest began as a craft beer festival in Launceston. The festival has developed into an event with something for everyone, including craft beer; cider; educational forums; local beer and food matching; cooking and tasting demonstrations; live music; live comedy and kid's activities.

Plans for 2019 include; increased stall numbers; enlarged kids zone activities with music, puppet shows, jumping castle and super heroes. Adult music will be a combination of local and national entertainment, including soloists, bands, jazz and DJ dance music close to midnight. There will be family and midnight firework displays, which is always well received although it is the most expensive part of the event to stage. The event site will be plastic and smoke free. There will also be an increased focus on event marketing; accommodation packages with partners; promotion of visitation packages and developing strategic relationships with producers. It should be noted that local stallholders are given priority, with a localised fee structure applied to them. Beerfest No 1 have taken on board feedback from the 2018 event to ensure the 2019 event is even better.

15.3 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

For 2020 there are plans for a two day event, with a different focus for each day. Wednesday, 30 December 2020 from 5.00pm - 11.00pm, will have a corporate and after work focus, with beer connoisseurs master classes and music genres for the older demographic. Thursday, 31 December from 4.00pm - 12:30am will have a family focus; dedicated kids' zone; family and midnight fireworks; music and entertainment for all ages; beer/food matching demonstrations and master classes.

The report and proposal was assessed by Council Officers using the assessment criteria listed below. The submitted event proposal sought \$46,000 sponsorship from City of Launceston for each of the 2019 and 2020 events. As Beerfest 2018 received \$46,000 and exceeded expected benefits it was assessed at \$46,000. The assessment resulted in a score of 81%.

Using the distribution funds formula for event sponsorship, a proposal with a score between 81% and 100% is recommended to receive 100% of funding.

City of Launceston New Year's Eve Event Sponsorship is critical to enable Beerfest No 1 to run this event. In order to keep ticket prices low for all Launcestonians, Beerfest No 1 do rely on interstate attendees. A significant portion of their marketing budget is aimed at attracting those interstate visitors, which then has the flow on benefits to Launceston through their visitor spend. Less sponsorship, and therefore a lower budget, would reduce this interstate marketing, which would in turn reduce the visitor spend in Launceston, and impact on the viability of the event.

Assessment Criteria

Applications for sponsorship will be scored and assessed based on your answers to questions in the sections aligned to the following criteria:

- **Participation** - Enables social connections to take place within the community, including volunteering and participation opportunities.
 - **Creativity and Innovation** - Encourages and supports creativity, innovation and local talent.
 - **Community Spirit** - Fosters pride and positivity in our city, building community spirit.
 - **Inclusiveness** - Inclusive and accessible to residents within our community.
 - **Progressive** - Demonstrates a future strategic vision for growth and continued sustainability.
 - **Asset Usage** - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.
-

15.3 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

Potential Additional Benefits

- **Economic** - Demonstrates positive economic benefits through visitor spend, employment and/or investment.
- **Tourism and profile** - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

The normal distribution of funds (according to score) is as follows:

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact for the Launceston community.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

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

Key Direction -

6. To contribute towards artistic, cultural and heritage outcomes

Priority Area 4 - A diverse and welcoming City of Launceston

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

Key Direction -

6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

15.3 New Year's Eve - Event Sponsorship for 2019 and 2020 ...(Cont'd)

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 -

- 3. To promote tourism and a quality Launceston tourism offering
- 4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
- 6. To facilitate direct investment in the local economy to support its growth

BUDGET & FINANCIAL ASPECTS:

The Council has not yet adopted the 2019/20 budget. However, the draft budget had proposed \$40,000 sponsorship for the New Year's Eve event based on the pre-commitment that had been made under the previous triennial agreement. It is therefore recommended that an adjustment be made to ensure the recommendation is cost-neutral.

	Draft Budget \$	Recommendation	Balance
2019 New Year's Eve Event Sponsorship	\$40,000	\$46,000	-\$6,000
2020 New Year's Eve Event Sponsorship	\$40,000	\$46,000	-\$6,000

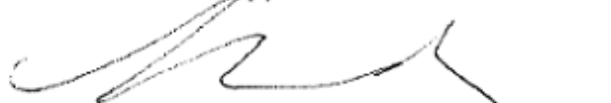
The shortfall of \$6,000 shown in the table above, can be accommodated by adjusting other event sponsorship categories to maintain the total event sponsorship budget within the draft budget for 2019/2020 and the proposed budget for 2020/2021. It is noted that \$6,150 of the sponsorship invested in Beerfest in 2018 was allocated from the Major Events category.

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

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 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Proposed New Street Names - Gallopers Rise and Jocks Court, Kings Meadows

FILE NO: SF0621/DA0389/2016

AUTHOR: Sonia Smith (Infrastructure Development Liaison)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider two new street names for recently constructed residential streets as part of the subdivision of 65 Punchbowl Road, Kings Meadows.

RECOMMENDATION:

That Council, pursuant to the provisions of section 54 of the *Local Government (Highways) Act 1982* and section 20E of the *Survey Co-ordination Act 1944*, approves:

1. The name Gallopers Rise for the newly constructed residential street off Punchbowl Road between No. 57 and No. 59 Punchbowl Road, Kings Meadows.
2. The name Jocks Court for the new cul de sac running approximately east west of the road to be named Gallopers Rise, Kings Meadows.



18.1 Proposed New Street Names - Gallopers Rise and Jocks Court, Kings Meadows ...(Cont'd)

REPORT:

The proposed names have been provided by the subdivider who has provided the following justification for the names:

Gallopers Rise: The land has a historical link to gallopers as they were once kept in the old stables onsite and trained using the old track on top of the hill.

The proposed descriptor 'Rise' is appropriate as it appears fitting as a roadway going to a higher place or position.

Jocks Court: This was a nickname for the original developer (a bookmaker) who commenced this subdivision and has since passed away.

The proposed descriptor 'Court' is appropriate as it is a short enclosed roadway.

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 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
-

18.1 Proposed New Street Names - Gallopers Rise and Jocks Court, Kings Meadows ...(Cont'd)

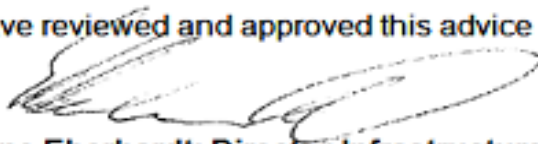
BUDGET & FINANCIAL ASPECTS:

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.



Shane Eberhardt: Director Infrastructure Services

18.2 Lease - East Launceston Croquet Club

FILE NO: 17469

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 22 Adelaide Street, East Launceston (CT246404/1) to the East Launceston Croquet Club Inc.

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

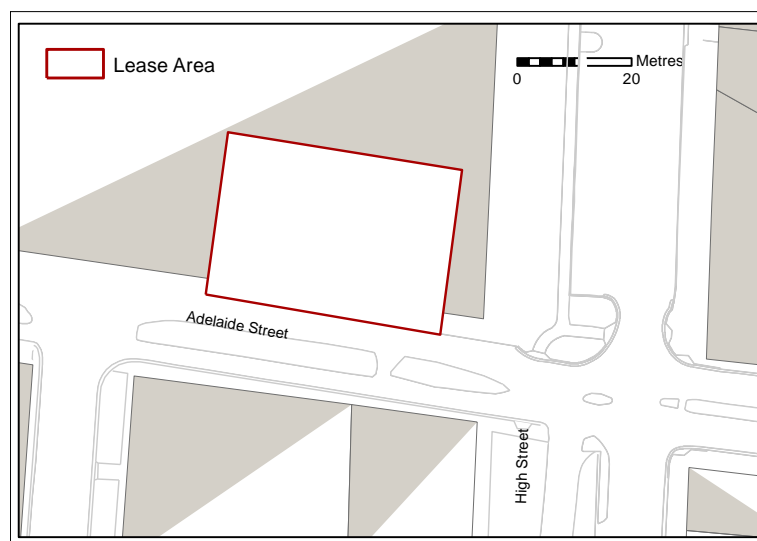
PREVIOUS COUNCIL CONSIDERATION:

Council - 19 January 2009 - Agenda Item 12.3 - East Launceston Croquet Club - Lease approved

Strategic Planning and Policy Committee - 20 October 2008 - Agenda Item 4.1 - East Launceston Croquet Club

RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease an area of land situated at 22 Adelaide Street, East Launceston (CT246404/1) to the East Launceston Croquet Club Inc. as indicated on the plan below, for the purposes of a community recreational area.



18.2 Lease - East Launceston Croquet 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 May 2019;
 - the lease amount shall be \$1 per annum if demanded;
 - tenant to be responsible for:
 - energy costs;
 - volumetric and connection charges for water; and
 - sewerage charges
 - 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; and
 - public liability insurance of at least \$10 million
-

REPORT:

The East Launceston Croquet Club Inc. (ELCC) is located at Windmill Hill next to the bowls club and the Windmill Hill Hall. The ELCC's current ten year lease expired on 1 February 2019 and there was no option for further extension of their agreement included in the lease agreement. The ELCC has written to Council requesting a renewal of their lease for a five year term, with nominal rent and waiver of Council rates.

The ELCC has been a model tenant and has continued to maintain the premises in good working order. The rent, public liability insurance and utility costs are paid by the ELCC and the ELCC currently pays \$1,006.20 per annum in rental fees and charges in addition to Council rates. It is, therefore, recommended that Council grant a five year lease at nominal rent with the lessee to cover all charges in respect of power usage, water and sewerage rates.

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:

This proposal will have no impact on the local economy.

ENVIRONMENTAL IMPACT:

There will be no environmental impact with this decision.

18.2 Lease - East Launceston Croquet Club ...(Cont'd)

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 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:

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 CORPORATE SERVICES DIRECTORATE ITEMS**19.1 Signing of Council Agreements and Documents Policy - 14-PI-035****FILE NO:** SF0992**AUTHOR:** Duncan Campbell (Governance and Paralegal Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the Signing of Council Agreements and Documents Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council - 15 December 2008 - Agenda Item 18.3 - Signing of Council Agreements and Documents Policy 17-PI-002

Council - 21 January 2008 - Agenda Item 17.1 - Signing of Council Agreements and Documents Policy 17-PI-002

RECOMMENDATION:

That Council adopts the Signing of Council Agreements and Documents Policy as set out below:

Signing of Council Agreements and Documents Policy***PURPOSE:***

To define the circumstances in which use of Council's common seal ("the seal") is authorised.

SCOPE:

This policy applies to all formal instruments and procedural agreements. It does not apply to correspondence.

POLICY:

The seal will be affixed to formal instruments, unless determined otherwise by Council. The holder of the position of Manager Corporate Strategy, is authorised to keep and use the seal as detailed below.

- The Manager responsible for a formal instrument will prepare a memorandum to Manager Corporate Strategy attesting to the correctness and accuracy of the instrument and requesting it to be sealed.
-

19.1 Signing of Council Agreements and Documents Policy - 14-PI-035 ...(Cont'd)

- Manager Corporate Strategy will review the instrument for procedural compliance and if satisfied, will arrange for the seal to be attached.
- The execution of an instrument so sealed is to be attested by Manager Corporate Strategy by signing and dating the instrument, on or near the seal.
- Manager Corporate Strategy is to arrange for the sealed and executed instrument to be entered in the register.
- The Manager that requested the formal instrument be sealed is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.

The holders of the positions of General Manager, Director Corporate Services, Mayor and Deputy Mayor are authorised to keep and use the seal, and to execute and attest a sealed instrument, to the same extent and in the same manner as the holder of the position of Manager Corporate Strategy, as detailed above.

The seal cannot be used to sign procedural agreements.

- Procedural agreements will be signed by the General Manager, responsible Director or officer with delegated authority, as appropriate.
- The person signing a procedural agreement is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.

PRINCIPLES:

Council's Organisational Values apply to all activities.

In signing any documents officers and Councillors are to avoid any conflict of interest.

RELATED POLICIES & PROCEDURES:

Information Resource Policy 17-PI-001

Legals Index - Document Management Flowchart 17-HLPr-005

Legals Index - Document Creation and Review Procedure 17-Pr-005

Legals Index - Document Information Sheet 17-Rf-007

RELATED LEGISLATION:

Local Government Act 1993 (Tas) - sections 19 and 20

REFERENCES:

N/A

DEFINITIONS:**Manager Corporate Strategy**

Manager Corporate Strategy includes a person performing the role of Manager Corporate Strategy.

19.1 Signing of Council Agreements and Documents Policy - 14-PI-035 ...(Cont'd)

Formal Instruments

Those documents that are or evidence a major Council decision that has long term ramifications or are of a 'permanent' nature. Examples of this type of document include plans of survey, strata plans, amendments to the planning scheme, contracts for sale or purchase of land, partnership agreements, and delegations from Council to officers or committees.

Procedural Agreements

Those documents that are or evidence legal agreements of a relatively short term duration (less than ten years). Examples of this type of document include leases, and contracts for the supply of goods or services.

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 Council's approval.

REPORT:

Council's Signing of Council Agreements and Documents Policy 17-PI-002, approved on 15 December 2008 now requires review.

A review has now been conducted. The main change relates to an updating of position titles to reflect City of Launceston's current structure. Additionally, the policy now puts responsibility for properly storing documents in Council's electronic management system on to the Manager that requested the sealing or signature of an instrument or agreement.

A marked up version of the current Signing of Council Agreements and Documents Policy 17-PI-002 is included as Attachment 1 for reference.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

19.1 Signing of Council Agreements and Documents Policy - 14-PI-035 ...(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 continue to ensure the long-term sustainability of our Organisation
Key Direction -
4. To continually improve our service delivery and supporting processes

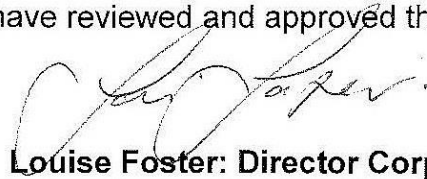
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

ATTACHMENTS:

1. Marked up Version of Signing of Council Agreements and Documents Policy - 14-PI-035
-

Attachment 1 - Marked up Version of Signing of Council Agreements and Documents Policy -14-PI-035

Launceston City Council
Reference No. 17-PI-002
Version: 15/12/2008
Approved By: Council

Signing of Council Agreements and Documents Policy

PURPOSE:

To define the circumstances in which use of Council's common seal ("the seal") is authorised.

SCOPE:

This policy applies to all formal instruments and procedural agreements. It does not apply to correspondence.

POLICY:

The seal will be affixed to formal instruments, unless determined otherwise by Council. The holder of the position of Manager Corporate Strategy is authorised to keep and use the seal as detailed below.

- The manager responsible for a document-formal instrument will prepare a memorandum to Manager Corporate Strategy attesting to the correctness and accuracy of the document-instrument and requesting the document to be sealed.
- Manager Corporate Strategy will review the document-instrument for procedural compliance and if satisfied, will arrange for the seal to be attached to the document.
- The execution of an instrument-document so sealed is to be attested by Manager Corporate Strategy by signing and dating the document-instrument, on or near the seal.
- Manager Corporate Strategy is to arrange for the sealed and executed document-instrument to be entered in the register.
- Manager Corporate Strategy is responsible for ensuring that the document is stored within the corporate information management software with the appropriate details and classifications including the Legals Index 17-HLPR-005.
- The manager that requested the formal instrument be sealed is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.

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The holders of the positions of General Manager, Director Corporate Services, Mayor and Deputy Mayor are authorised to keep and and use the seal, and to execute and attest a sealed instrument, to the same extent and in the same manner as the holder of the position of Manager Corporate Strategy, as detailed above.

The seal cannot be used to sign procedural agreements.

- Procedural agreements will be signed by the the General Manager, responsible Director and counter signed by Manager Corporate Strategy, Director Corporate Services or General Manager or officer with delegated authority, as appropriate.

NOTE: Do not print and store a copy of this document.
Always use the Intranet copy to make sure that you have the latest version.
Printed: 10/04/2019

Launceston City Council
Reference No. 17-PI-002
Version: 15/12/2008
Approved By: Council

Signing of Council Agreements and Documents Policy

- ~~• The person signing a procedural agreement is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.~~
- ~~• Manager Corporate Strategy is responsible for ensuring that the document is stored within the corporate information management software with the appropriate details and classifications.~~

PRINCIPLES:

Council's Organisational Values apply to all activities.

In signing any documents officers and Councillors are to avoid any conflict of interest.

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Launceston City Council
Reference No. 17-PI-002
Version: 15/12/2008
Approved By: Council

Signing of Council Agreements and Documents Policy

RELATED POLICIES & PROCEDURES:

[Information Resource Policy 17-PI-001](#)
[Legals Index - Document Management Flowchart 17-HLPr-005](#)
[Legals Index - Document Creation and Review Procedure 17-Pr-005](#)
[Legals Index - Document Information Sheet 17-Rf-007](#)

RELATED LEGISLATION:

~~Archives Act 1983~~
Local Government Act 1993 (Tas) – Sections 19, 20 and 237

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REFERENCES:

N/A

DEFINITIONS:

Manager Corporate Strategy

Manager Corporate Strategy includes a person performing the role of Manager Corporate Strategy.

Formal Instruments

Those documents that are or evidence a major Council decision that has long term ramifications or are of a 'permanent' nature. Examples of this type of document include plans of survey, strata plans, amendments to the planning scheme, contracts for sale or purchase of land, partnership agreements, and delegations from Council to officers or committees.

Procedural Agreements

Those documents that are or evidence legal agreements of a relatively short term duration (less than ten years). Examples of this type of document include leases and contracts for the supply of goods or services.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

20 GENERAL MANAGER'S DIRECTORATE ITEMS**20.1 Tennis Tasmania - Launceston Tennis Community and Events Centre Proposal****FILE NO:** SF4203**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a request for financial support for Tennis Tasmania's proposal to develop a Launceston Tennis, Community and Events Centre at the Launceston Regional Tennis Centre.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 11 April 2019 - Tennis Tasmania - Launceston Regional Tennis Centre Project Proposal

Workshop - 16 April 2018 - Tennis Tasmania - Launceston Tennis, Community and Events Centre

RECOMMENDATION:

That Council agrees to make a capital contribution of \$300,000 to Tennis Tasmania in the 2019/2020 budget for the development of the Launceston Tennis, Community and Events facility at the Launceston Regional Tennis Centre.

REPORT:

The Launceston Regional Tennis Centre (the Centre), located at 57 Racecourse Drive, Launceston is owned by the City of Launceston and is leased to and maintained by Tennis Tasmania.

The Centre consists of nine hard courts and two synthetic clay courts (all floodlit for night-time play) and has stadium seating for 330 people. The Centre currently services nearly 19,000 participants per annum, comprising Launceston Tennis Club members, social players, public casual players, coaching students, competitions, schoolchildren and teachers, tournament entrants and other small user groups. However, the Centre is currently under-serviced by necessary infrastructure with the Centre management currently operating from a shipping container on the site and significant temporary infrastructure being hired in for international tennis events such as the Launceston International. There are minimal facilities for members, casual players and no tournament operations, meeting or media spaces.

20.1 Tennis Tasmania - Launceston Tennis Community and Events Centre Proposal ...(Cont'd)

The Centre plays host to the Launceston International in January/February each year immediately after the Australian Tennis Open. The event attracts just under 150 players (many in the top 100) - with 97% originating from interstate and internationally. The event also requires approximately 50 staff and officials - again mostly from interstate and internationally. This year the event included over 130 players and attracted 2,500 spectators.

In March 2019, the Council received advice from Tennis Australia that the Centre now falls well below the standards expected for tournament hosting of the International Tennis Federation (ITF), who sanction the event as part of the Womens' ITF World Tennis Tour.

Tennis Tasmania identified the infrastructure shortcomings some time ago and has developed a proposal for the establishment of new Tennis, Community and Events facility for the Centre. The facility incorporates a community space and two-level events operation centre featuring:

Ground floor

- Flexible Community and member space
- Male/female change rooms and toilets
- Disabled change facilities and toilets
- Kiosk and Café
- Pro Shop
- Administration Hub
- Rooms with flexible use for Physiotherapy and other allied health consult rooms

First Floor

- Multipurpose Function Room/divisible meeting rooms with foyer (caters for 120 sitting and 150 standing)
- Participant facilities, office space, event operations and shared community use areas
- Verandah and Deck – undercover tennis viewing to Centre Court and Show Court four and event space
- Accessible by Lift - DDA compliant space

A copy of the Launceston Tennis, Community and Events Centre - Project Summary - April 2019 is provided as Attachment 1.

There can be no doubt that the proposed ground floor development is required for the Centre as it currently lags far behind both other Regional Tennis Centres in terms of even basic facilities and this needs to be addressed as a matter of priority. The only real question is whether the first floor function space is necessary, and will it compete with similar existing spaces available within Launceston?

20.1 Tennis Tasmania - Launceston Tennis Community and Events Centre Proposal ...(Cont'd)

According to Tennis Tasmania, the first floor space will be utilised throughout the year for member/participant use and for operational tennis purposes at the Launceston International, which is needed to assist with the current temporary footprint of 60m x 30m operational need. The space provides the ideal location for workshops and sessions for tennis due to the geographical centrality for the State. A key objective is also for the space to be used as a club member/participant space, which is currently non-existent. Whilst the intent of a function space is to also provide alternative community options for user groups looking for affordable hire options such as indoor tennis classes (toddlers/children), pilates/yoga groups, etc. Accordingly, the space is definitely required by Tennis Tasmania, however, it is not a high priority for the Council.

In terms of funding support for the development of the facility, Tennis Tasmania has secured \$2m from the State Government, \$500,000 from Tennis Australia and \$500,000 from the Sports Australia Community Sport Infrastructure Fund. Whilst Tennis Tasmania is requesting \$600,000 from the City of Launceston for the facility, it is proposed that the Council provides \$300,000 to support the ground floor development, which is inarguably required for the Centre. Of course, if Tennis Tasmania is able to secure the required funding for the first floor development the Council would not oppose its progression, however, the Council's clear priority is for the development of the ground floor facilities.

ECONOMIC IMPACT:

Economic impact analysis conducted by REMPLAN demonstrates the following key outcomes from the construction and operation of the facility:

- Visitor expenditure generated by the key events currently held at the facility is estimated to be over \$2.125m per annum and expenditure by visitors at the key events supports up to 23 jobs in Launceston.
 - The majority (70%) of this visitor expenditure is generated by spectators. However, players travelling with their player support entourage generate more than \$561,000 from the four key events alone.
 - REMPLAN also estimated that the total output generated in the economy of Launceston, including all direct, industrial and consumption effects, is estimated at up to \$3.901m.
 - This is estimated to support 15 direct jobs in accommodation and food services and retail trade. The construction phase of the facility is expected to generate the following economic benefits for the economy of Northern Tasmania (with flow on effects):
 - Output – Gross turnover of \$8.835m.
 - Employment – Supporting an additional 27 short-term local jobs
 - Value-Added - \$3.208m of value-added.
 - The operational phase of the Centre will support up to 15 direct jobs in the region.
-

20.1 Tennis Tasmania - Launceston Tennis Community and Events Centre Proposal ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Tennis Tasmania (TT) will take a partnership approach to community development through the facility. It is currently actively engaging with local community stakeholders such as schools, community organisations, the Elphin Sports Centre, the University of Tasmania and others to develop relationships that will work for the community and for tennis. TT intends to engage in partnerships that provide year-round social benefit, that engage youth and serve all ages, genders and abilities.

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 4 - A diverse and welcoming City of Launceston

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

Key Direction -

5. To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities

BUDGET & FINANCIAL ASPECTS:

The funding would be a capital contribution and Tennis Tasmania has advised that it would require the funding in the 2019/2020 financial year.

The Council has the capacity to accommodate the funding request and it is recommended that the Council modify the draft 2019/2020 budget to include the capital contribution.

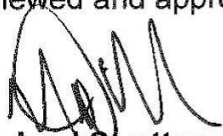
The budget adjustment consideration of this item has been approved by the Chief Financial Officer.

**20.1 Tennis Tasmania - Launceston Tennis Community and Events Centre
Proposal ...(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.



Michael Stretton: General Manager

ATTACHMENTS:

1. Launceston Tennis, Community and Events Centre - Project Summary - April 2019
(distributed electronically)
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21 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

22 CLOSED COUNCIL

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

22.1 Confirmation of the Minutes

Regulation 35(6) of the *Local Government (Meeting Procedures) Regulations 2015* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

22.2 Lease of First Basin Café and Cataract Gorge Restaurant

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

- (f) proposals for the council to acquire land or an interest in land or for the disposal of land.
- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

22.3 End of Closed Session

After dealing with the business listed for consideration in Closed Session and moving out of Closed Session Council will, pursuant to Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, resolve to record in the Minutes of the Open Council Meeting a brief description of the matters discussed in Closed Session.

RECOMMENDATION:

To be determined during Closed Council.

23 MEETING CLOSURE
