



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 3 OCTOBER 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: 3 October 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 3 October 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 19 September 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 Ms Amanda McEvoy (Member Engagement and Project Officer) - Cityprom Inc

Ms McEvoy will provide Councillors with an overview of Cityprom Inc's news, activities and projects happening in central Launceston this spring.

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 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building

FILE NO: DA0346/2019

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:	Smart Planning And Design
Property:	2/31-43 Thistle Street West, South Launceston
Zoning:	Particular Purpose 2 - Coats Patons Complex
Receipt Date:	19/07/2019
Validity Date:	14/08/2019
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval (Extended):	03/10/2019
Representations:	Four

STANDARDS REQUIRING COUNCIL DISCRETION

E18.5.2 Design and siting of signage
E4.5.1 Existing road accesses and junctions
E6.5.1 Car parking numbers

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 for DA0346/2019 - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building at 2/31-43 Thistle Street, South Launceston subject to the following conditions:

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Context Plan, prepared by RD Raymond design, RD18011 02, issue C, dated 01/07/19;
- b. Overall Site Plan, prepared by RD Raymond design, RD18011 03, issue D, dated 05/07/19;
- c. Part Site Layout, prepared by RD Raymond design, RD18011 04, issue E, dated 19/07/19;
- d. Carparking Layout Plan, prepared by RD Raymond design, RD18011 05, issue D, dated 19/07/19;
- e. Concept Flood Plan, prepared by RD Raymond design, RD18011 06, issue D, dated 05/07/19;
- f. Elevations, prepared by RD Raymond design, RD18011 07, issue D, dated 05/07/19;
- g. Perspective View, prepared by RD Raymond design, RD18011 08, issue D, dated 05/07/19;
- h. Signage & Access Plan, prepared by RD Raymond design, RD18011 09, issue C, dated 01/07/19;
- i. Site & Fence Detail, prepared by RD Raymond design, RD18011 10, issue D, dated 05/07/19; and
- j. Traffic Impact Assessment, prepared by Pitt & Sherry, dated 8 August 2019.

2. USE LIMITATIONS

The use must not exceed 16 staff (at any one time) and 94 students.

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. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA No. 2019/01054-LCC 2019/01054-LCC, and attached to the permit.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

6. HERITAGE

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 6017, 12 September 2019 and attached to the permit.

7. SIGNAGE CONTENT

Content of the sign may be updated or changed without separate approval of Council, subject to:

- a. The structure, location and size of the signage not changing.
- b. The content of the signage relating to the site.
- c. Compliance with the requirements of the planning scheme.

8. NO SIGN ILLUMINATION

The sign(s) must not be floodlit or otherwise internally illuminated.

9. SIGN MAINTENANCE

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

10. BUSINESS HOURS

The operation of for the child care centre must be confined to:

- a. Monday to Friday - 6:00am and 6:00pm
- b. Closed Saturday, Sunday and Public Holidays

11. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

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

12. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

14. 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.

15. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0346/2019. 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.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

This permit takes effect after:

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

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

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.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

E. Food Premises

All Food Businesses must be registered with council in accordance with the Food Act 2003. Food Premises must comply with the National Construction Code TAS Part H102.

REPORT:

1. THE PROPOSAL

It is proposed to change the use of a portion of the building for a child care centre.

The child care centre will cater for 94 children, primarily from ages 0 to 5, over a 1,609m² area. The proposal is for 'long day' child care, which typically operates from 6.00am - 6.00pm. Sixteen staff are proposed to operate from the site, albeit not all at once.

Operational characterises include:

- Six activity rooms;
- Change rooms;
- Amenities;
- Craft rooms
- Storage room;
- Staff room;
- Laundry;
- Kitchen;
- Office;
- Playscape area including barnyard area with animals

It is also proposed to remove sections of roofing to allow for solar access.

Changes to the existing car parking on-site is proposed to occur to allow 10 drop off bays and 16 staff bays dedicated for the site. As part of the application, the applicant provided a Traffic Impact Assessment, prepared by Pitt & Sherry, dated 8 August 2019.

It is also proposed to add the childcare use to an existing business directory sign located at the entrance to the building on Glen Dhu Street.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	31-43 Thistle Street West, South Launceston
Zone	33.0 Particular Purpose Zone - PPZ 2 - Coats Patons Complex
Size	6.05ha
Access	Existing via Thistle Street and Glen Dhu Street
Shape	Irregular rectangle
Slope	Generally flat
Existing structures	A large warehouse type buildings
Vegetation	Planted car parking vegetation
Connection to services	Connected to all reticulated services
Surrounding land	Industrial uses to the west and east, residential uses to the south and further west, bounded by the Southern Outlet to the east
Overlays	E2.0 Potentially Contaminated Land Code On the Tasmanian Heritage Register

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

33.0 Particular Purpose Zone 2 - Coats Patons Complex

<p>33.1.1 Zone Purpose Statements</p> <p>33.1.1.1 To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.</p> <p>33.1.1.2 To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these uses do not adversely impact on the amenity of the surrounding area.</p> <p>33.1.1.3 To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.</p> <p>33.1.1.4 To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.</p>
<p>Consistent</p> <p>The proposal allows for the continuation of the site being re-used for community activities that contribute to the wellbeing of the community. The site is one that contains a multitude of uses, including a gym, meeting rooms, church, auditorium, and other various uses. The inclusion of a childcare centre is considered appropriate for such a site, and is considered compliant with the purpose of the zone.</p>

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

33.4 Development Standards

33.4.1 Building height and setbacks

Objective: To ensure that building height and setback is compatible with the character of the zone.
Consistent
A1 Building height must be no greater than 10m.
Complies The building is existing, with no proposal to increase the current height.
A2 Setback from a frontage must be no less 5.5m.
Complies The building is existing, with no proposal to increase the front setback.
A3 Setback from side and rear boundaries must be no less than 3m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.
Complies The building is existing, with no proposal to increase the side or rear setback.

33.4.2 Location of car parking

Objective: To ensure that car parking: (a) avoids parking and traffic difficulties in the surrounding area; and (b) does not detract from the streetscape.
Consistent
A1 Car parking must be located: (a) within the building structure; or (b) behind the building.
Complies The staff parking area is located outside to the rear of Glen Dhu Street, and behind the main building. The drop off parking bays are located inside the building.

E2.6 Development Standards

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to: (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.
Consistent Consistency with the code purpose has been achieved as the proposal protects the efficiency of the road network and reduces potential conflict.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

Consistent

Consistency with the objective has been achieved as the proposal ensures that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

Relies on Performance Criteria

As the number of vehicle movements per day is to increase by more than 20%, reliance on the performance criteria is sought.

P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature and efficiency of the access or the junction;
- (d) the nature and category of the road;
- (e) the speed limit and traffic flow of the road;
- (f) any alternative access to a road;
- (g) the need for the use;
- (h) any traffic impact assessment; and
- (i) any written advice received from the road authority.

Complies

As part of the application, the applicant provided a Traffic Impact Assessment, prepared by Pitt & Sherry, dated 8 August 2019 to help assess the traffic impact on the site. The report discusses E4.5.1 P3 in detail and concludes that the proposed use will not unreasonably impact on the efficiency of the road. Of particular note from the assessment is the following:

The proposed development is expected to generate 173 vehicle movements per day. Given that Glen Dhu Street carries a low amount of traffic this is not expected to impact on the current efficiency and safety of the road.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

The traffic generated by the childcare centre would primarily be light vehicles. This is consistent with the type of vehicles that are currently present on the road network in the vicinity of the site.

Traffic modelling has been undertaken, and based on the modelling results, the intersection currently operates satisfactorily with acceptable queues and delays on all approaches of the intersection. An increase in traffic movements due to the childcare centre has been shown to not negatively impact the intersections.

Glen Dhu Street is considered to have the capacity to accommodate the additional 173 vehicle movements per day that could potentially be generated by the proposed development. The speed limit along Glen Dhu Street is 50km/h. This speed limit is consistent with safe and efficient access to properties.

The Traffic Impact Assessment has been prepared for the proposed development and identifies that there are expected to be no major safety or operational impacts as a result of the increased traffic generation from the development, complying with the performance criteria.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.
Consistent
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.
Complies
No new road access or junction is proposed.
A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.
Complies
Access into the site is existing, including multiple access and egress points, however, the main access is via the southern end of Glen Dhu Street. The development is not proposing to change the existing situation.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

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 has ensured appropriate and safe parking and access arrangements have occurred, providing an appropriate level of parking facilities to service the use.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

Consistent

Consistency with the objective has been achieved as the proposal ensures that an appropriate level of car parking is provided to meet the needs of the use.

A1 The number of car parking spaces must:

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

Relies on Performance Criteria

Table E6.1 of the Code requires an Educational and Occasional Care use provide one space per employee plus one space per six tertiary education students. As the use will utilise 16 staff members, 16 car parking spaces are required. The application proposes 10 drop off bays plus 16 car parking spaces for staff, for a total of 26 car parking spaces. The 16 staff parking bays are existing, whilst an internal parking area will be reconfigured to allow for safe and efficient parking for the 10 drop off bays. This also includes a redesign of accessible parking bays to be located closer to the main entrance.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

There are over 20 approved uses on the site, the oldest being the rezoning of the site to the current zone, which included a change of use to a church and child care facility (DA0347/2002). The newest was an office and associated signage (DA0316/2015). Other approved uses include warehouse, food distribution, self-storage, warehouse, workshop, service centre, and fitness studio. It is noted, however, that not all of these uses still operate, such as a workshop that closed down. There have also been extensions, alterations, access widening, and signage applications.

The applicant provided a traffic impact assessment that looked at the current uses on site against the car parking spaces existing, along with the proposed development. The assessment focused on the major uses on site, being the gym, and meeting/conference rooms and auditoriums associated with the church.

Whilst the report concluded there are a total required number of 142 vehicles for the uses on site, there was a miscalculation against the church, which requires one space per 20m² or one space per four seats, whichever is greater.

Taking this into account, and recognising the church's auditoriums currently has the capacity to seat over 1,000 people, under the current provisions would require 250 car parking spaces for the church alone. This number is considered to be more when taking into account other approved uses on site. However, the church was approved under the previous planning scheme which calculated parking provisions at a different rate, in particular one space per six seats. Furthermore, the uses on site are multi-purpose, and are not always utilised at the same time.

The application complies with the performance criteria is required.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
- (b) the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time; or
 - (ii) efficiencies gained by consolidation of car parking spaces;
- (c) the availability and frequency of public transport within reasonable walking distance of the site;
- (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
- (g) the effect on streetscape; and
- (h) the recommendations of any traffic impact assessment prepared for the proposal; or

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

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

- (a) the intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the locality; or

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

Complies

There are no available off road public car parking facilities in the immediate area. The site itself offers free parking in the main car park, which includes 166 car parking spaces as part of this development.

As previously discussed, the uses of site are multi-purpose, meaning they do not always operate concurrently. The proposed child care centre, being a long day centre, will operate approximately eight hours a day. The provided 10 drop off bays will allow parents to park and drop off their children efficiently, with sufficient room in the remaining outside car park to allow for overflow. If, however, the car park is full, there is a multitude of on-street car parking to allow students to be dropped off. The 16 staff parking area has the ability to be consolidated with other users of the site, especially considering that not all staff will be working at the same time.

The current car park is existing, and constrained due to the existing gardens and landscaping as part of its built form. There is potential that the car parking on site could be completely re-developed, however, this would require an investment from the owners and occupiers of the site, as well as consultation with surrounding owners, to ensure that any redevelopment is safe and appropriate. This has not been proposed in this instance. In this case, the site is constrained, insofar that a combined approach to redevelopment has not been provided. The applicant has provided a traffic impact assessment that has demonstrated the increase in traffic numbers from the propose use are appropriate reasonable considering the mixed use nature of the site.

As stated above, there is an abundance of on-street car parking available to users of the site. This includes over 30 spaces opposite the car park on Glen Dhu Street, as well as parallel parking in front of the building on Glen Dhu Street.

The proposal therefore has provided sufficient parking to meet the needs of the use.

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

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

Complies

Part D3 of the NCC requires 1 space per 100 vehicles or part thereof. There are five disability car parking spaces on site, complying with the acceptable solution.

E6.5.2 Bicycle parking numbers

Objective:

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

Consistent

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

Complies

Table E6.1 requires 1 bicycle space per five employees, resulting in a total of three bicycle spaces required. A total of five bicycle spaces have been provided at the doorway to entrance two.

E6.5.4 Motorcycle parking

Objective:

To ensure that motorcycle parking is provided to meet the needs of the use.

Consistent

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 less than 10%, are formed and paved, and are able to drain to a public stormwater system. All car parking spaces will be constructed to the relevant Australian Standard, including the use of line marking.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

E6.6.2 Design and layout of parking areas

Objective:

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

Consistent

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

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

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

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.

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

Complies

All vehicles are able to enter and exit the site in a forward direction. All widths for access meet the requirements under Table E6.2, and all parking dimensions are in accordance with Table E6.3. There will be a clearance of at least 2.1m above all parking spaces. Accessible spaces have been relocated within the internal car park to allow them to be closer to the main entrance.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Consistent

A1.1 Uses that require 10 or more parking spaces must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:
 - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
 - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

A1.2 In parking areas containing accessible car parking spaces for use by persons with

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.

Complies
 The proposed modification of the internal car park provides a 2.5m elevated footpath between the parking bays. The footpath is separated from the vehicles by a kerb and gutter. There is also a 1m wide footpath on the northern side of the internal car park for dropping off passengers. The 1m wide footpath does not have 2.5m separation however it is adjacent to a one-way traffic aisle of 6.4m width. This is expected to be low risk due to the low travel speed and low traffic volumes.

The main pedestrian footpath which connects to the childcare centre parking bays contains a raised pedestrian crossing to the entrance of the site. Pedestrians travelling from the southern aisle are required to cross a traffic aisle, however, due to the low speed and volumes of traffic the risk is expected to be low.

E6.6.6 Bicycle parking and storage facilities

A2 Bicycle parking spaces must:

- (a) have minimum dimensions of:
 - (i) 1.7m in length; and
 - (ii) 1.2m in height; and
 - (iii) 0.7m in width at the handlebars;
- (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.

Complies
 All bicycle spaces will meet the relevant dimensions under the acceptable solution.

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E18.0 Signs Code

E18.1 The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Consistent
 Consistency with the code purpose has been achieved as the proposal ensures all signage is appropriate and essential to the use, whilst complementing the streetscape.

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E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:

To prevent unacceptable signage.

Consistent

A1 Signage must not be for the following sign types:

- (a) an above awning sign;
- (b) bunting (flag and decorative elements);
- (c) a flashing lights sign;
- (d) a roof sign;
- (e) a sky sign; or
- (f) a third party sign.

Complies

None of the unacceptable sign types are proposed.

E18.5.2 Design and siting of signage

Objective:

To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

Consistent

Consistency with the objective has been achieved as the proposal ensures appropriate signage for the use is constructed.

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

Relies on Performance Criteria

The proposed signs include directional signage for wayward purposes through a business directory sign. There will also be internal signage however these will not be applicable in the assessment of the application.

The business directory sign is currently existing on site. The use will be added to the sign and will not change its dimensions. The sign, however, does not meet the horizontal dimension of 600mm. Therefore, reliance on the performance criteria is required.

P1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table 1 of E18.6; and
- (b) be appropriate to the natural and built environment of the locality, having regard to:
 - (i) domination of the streetscape or premises on which it is located;
 - (ii) the size and dimensions of the sign;

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<ul style="list-style-type: none"> (iii) the amenity to surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs; and (vi) the obstruction of movement of vehicles and pedestrians.
<p>Complies The business directory sign currently exists and measures approximately 3m x 2m. It currently displays eight uses operating from the site, with room for the child care use to be added. The sign is appropriate considering it is existing, and reflects the current built environment and locality. The proposal, therefore, complies with the performance criteria.</p>
<p>A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.</p>
<p>Complies The site does not adjoin the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.</p>
<p>A3 A building or tenancy must have:</p> <ul style="list-style-type: none"> (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and (b) no more than three individual signs in total.
<p>Complies The addition to the business directory sign is the only visible sign for the use external from the site.</p>
<p>A4 A sign must not be illuminated.</p>
<p>Complies The sign is not illuminated.</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.

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

REFERRAL	COMMENTS
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2019/01054-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	Notice of Heritage Decision, ref: #6017, dated 12/09/2019.
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 24 August to 8 September 2019. Four representations were received.

The representors were contacted to discuss their concerns in further detail.

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: There is no need for another child care centre as there is already an oversupply.</p>
<p>Officer Response: The planning authority cannot refuse an application due to claims of oversupply. It would be expected that applications that propose new businesses that may be competing with others would have undertaken due diligence to ensure their use is wanted and profitable. The proposal can only be assessed on its merits.</p>
<p>Issue 2: No hours of operation have been provided.</p>
<p>Officer Response: The child care centre is a long day centre, which typically operates from 6.00am - 6.00pm.</p>

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

<p>Issue 3: There is insufficient vehicle and bicycle parking for the proposal and the site as a whole.</p>
<p>Officer Response: Parking supply for the proposal was assessed against the performance criteria under Clause E6.5.1. It was concluded that due to the multi-use nature of the site, and the ability for users to share spaces, that the parking proposed meets the reasonable needs of the use.</p>
<p>Issue 4: The barnyard section that will contain live animals seems out of place for a childcare centre. Should this use not be within the domestic animal breeding, boarding or training or intensive animal husbandry use classes?</p>
<p>Officer Response: The barnyard section is considered to be ancillary to the child care centre, and the educational use. Domestic animal breeding, boarding or training is a use that breeds or boards domestic animals, of which the barnyard is not. Intensive animal husbandry is part of the resource development use that keeps or breeds animals for a growing operation, such as livestock. Again, barnyard animals that assist with the learnings of a child care centre are considered ancillary to the childcare use.</p>
<p>Issue 7: The site is potentially contaminated however not report has been provided to address the code.</p>
<p>Officer Response: The code is exempt under Clause E2.4.4. The application was also referred to Council's health officers who determined that a report and assessment of the code would not be required.</p>
<p>Issue 8: Not enough staff have been provided to service the proposal.</p>
<p>Officer Response: The application was assessed on the submitted application documents, which stated 16 staff will utilise the site and run the centre. It would be assumed that the operator will follow all regulatory guidelines for child care centres. Notwithstanding, a condition has been recommended limiting the use to 16 staff members.</p>
<p>Issue 9: There is an existing child care service on site, which has not been acknowledged, and the car parking spaces it utilises have also not been taken into consideration.</p>
<p>Officer Response: There was a child care centre approved as part of zoning change for the site in 2002. It is acknowledged that this was not taken into account within the traffic reports calculations, however, an assessment against the parking requirements has determined the proposed use has suitable car parking.</p>

8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)

Issue 10: The proposal does not meet the objective or performance criteria for Clause 33.3.2 - noise and amenity.
Officer Response: Clause 33.3.2 is not a relevant clause for educational and occasional care uses.
Issue 11: The increase in traffic is a safety concern for the surrounding road network.
Officer Response: The applicant provided a traffic impact assessment that provided detailed information about the current road network and the impact the use will have on it. It was determined that the network is able to safely accommodate the new use.

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

- 8.1 2/31-43 Thistle Street, South Launceston - Educational and Occasional Care - Change of Use to a Child Care Centre; Alterations to an Existing Building ... (Cont'd)
-

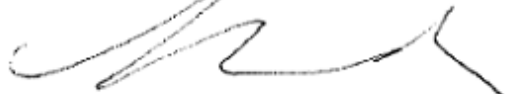
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map - 2-31-43 Thistle Street, South Launceston (*electronically distributed*)
2. Plans to be Endorsed - 2-31-43 Thistle Street, South Launceston (*electronically distributed*)
3. THC Notice and Conditions - 2-31-43 Thistle Street, South Launceston (*electronically distributed*)
4. Representations - 2-31-43 Thistle Street, South Launceston (*electronically distributed*)

COUNCIL AGENDA

Thursday 3 October 2019

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre

FILE NO: DA0394/2019

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:	Bianca Lee Burrows and Nathan Burrows
Property:	233A Charles Street, Launceston
Zoning:	Urban Mixed Use
Receipt Date:	14/08/2019
Validity Date:	16/08/2019
Further Information Request:	16/08/2019
Further Information Received:	22/08/2019
Deemed Approval (Extended):	3/10/2019
Representations:	18

PREVIOUS COUNCIL CONSIDERATION:

DA0654/2017 - Business and Professional Services - consulting rooms; change of use, internal renovation, minor extension and signage - Approved 22 January 2018.

DA0288/2017 - Business and Professional Services - office; construction of a free standing signage structure including signs for multiple tenancies (re-advertised) - Approved 4 August 2018.

DA0116/2018 - Business and Professional Services - medical centre; consolidation of lots; change of use of 23 Canning Street to medical centre; demolish part of 23 Canning Street; construction of internal and external alterations; use right of ways over 233A Charles Street, 154 and 156 St John Street (re-advertised) - Approved 15 June 2018.

DA0341/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston - withdrawn.

DA0748/2018 - Sports and Recreation - Change of use to fitness studio at 233A Charles Street, Launceston - refused.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

STANDARDS REQUIRING COUNCIL DISCRETION

E6.5.1 Car parking numbers

RECOMMENDATION:

In accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, DA0394/2019 - Sports and Recreation - Change of Use to Wellness Centre at 233A Charles Street, Launceston be refused on the following ground:

1. That the proposal does not meet performance criteria E6.5.1 Car Parking Numbers - performance Criteria P1.1. The application has provided insufficient car parking numbers to meet the reasonable needs of the use.
-

REPORT:**1. THE PROPOSAL**

It is proposed to utilise an existing building as a wellness centre, also considered to be a fitness centre/gymnasium. The use will encompass classes, educational talks, weights, yoga, pilates, a consulting room, and meditation. Classes will range from 6 - 15 people. Three classes are proposed daily from Monday to Friday commencing at:

- 6:00am to 6:45am;
- 9:15am to 10:00am; and
- 5:45pm to 6:30pm

Each class running for 45 minutes.

One class will operate on Saturday and Sunday respectively, commencing at 7.30am.

Outside of the classes, the centre will operate one on one personal training sessions Monday, Wednesday, and Friday. Amplified music will be played as part of the activities on the site, with two staff members being present at any one time.

No signage is proposed as part of this development.

Internally, the floor area will encompass:

- Ballet barre area;
 - Flexible area;
 - Yoga area;
-

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

- Stretching area;
- Free weights area;
- Fit ball area;
- Yoga/Pilates area;
- Meditation room;
- Consulting room;
- Facilities (showers/toilets); and
- Administration office

No parking is proposed as part of this change of use.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	233A Charles Street, Launceston.
Zone	Urban Mixed Use.
Size	3,916m ² .
Access	Two existing vehicular accesses - one via Canning Street and one via Charles Street. Multiple pedestrian entries off both streets.
Shape	Rectangular.
Slope	Generally flat.
Existing structures	The site contains the heritage listed 'Charles Street School' as well as the old gymnasium which is the subject building for this application. The site also contains a shared car park at the rear. The proposal does not provide for any access to the shared car park on site.
Vegetation	Limited existing planted vegetation.
Connection to services	Connected to all services.
Surrounding land	The site is surrounded by a mixture of uses. To the north, east, and south are residentially zoned lots, containing single dwellings, multiple dwellings, visitor accommodation, and businesses. To the north is more Urban Mixed Use land, with Coles Supermarket located to the north west along Charles Street. Commercial and Local Business zoned land is predominately located to the west and contains a mixture of businesses.
Overlays	E13.0 Local Historic Heritage Code listed on the Tasmanian Heritage Register.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

15.0 Urban Mixed Use Zone

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that supports the role of activity centres.

15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.

15.1.1.4 To create:

- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
- (b) appropriate provision for car parking, pedestrian access and traffic circulation.

Not Consistent

The proposal is for a wellness centre, or fitness centre, defined within the Sport and Recreation use class and a discretionary use within the zone. Relating to the proposed use, the zone purpose provides for the integration of residential, retail, community services and commercial activities in urban locations. The zone also aims to create the appropriate provision for car parking, pedestrian access, and traffic circulation.

A fitness centre on the fringe of the City centre helps integrate residential and commercial activities in its urban location by providing for a use that can attract a high number of people that is conveniently located within a zone where the use is permissible, and within a walking distance from sensitive uses.

No car parking has been provided on site, pedestrian access is available, but the proposal is solely reliant on on-street car parking.

Generally, the use could be seen as consistent with the zone, but it fails this test as it fails to provide appropriate car parking.

15.3 Use Standards

15.3.1 Hours of operation

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Consistent

A1 Commercial vehicles must only operate between 6.00am and 10.00pm.

Complies

There are no commercial vehicles associated with the proposal.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

15.3.2 Mechanical plant and equipment

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

15.3.3 Light spill and illumination

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

15.3.4 Noise level

Objective: To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.
Consistent
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (L _{aeq}) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

Complies

The applicant provided a Technical Memo, prepared by Tarkarri Engineering, dated 8 August 2019, regarding an environmental noise emission assessment. The report concluded that the use is below the measured background noise and meets the acceptable solution. In order to allow for an acceptable noise level, the following recommendations are proposed:

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

The report also stated, when having regard to patrons arriving and departing the site:

'Patrons arriving are unlikely to generate maximum noise level events greater than already exist within the noise environment surrounding the development'.

This report, which was prepared by a suitably qualified acoustic engineer, has clearly stated that the proposal complies with the acceptable solution.

15.4 Development Standards

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Not Consistent

The purpose of the code has not been achieved as an appropriate level of parking has not been provided for the use.

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.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

<p>Not Consistent Consistency with the objective has not been met as an appropriate level of car parking has not been provided to meet the needs of the use.</p>
<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (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.
<p>Relies on Performance Criteria Table E6.1 under the code requires that a gymnasium provide one space per 20m² of floor area available to the public. The gross floor area proposed to be utilised for the use is 451m². As such, 23 car spaces are required to be provided. However, A1(a) allows for 90% of the requirements of Table E6.1 be provided, resulting in 21 spaces being required. As no car-parking is provided on site, reliance on the performance criteria is required.</p>
<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) an assessment of the actual car parking demand determined in light of the nature of the use and development; (g) the effect on streetscape; and (h) the recommendations of any traffic impact assessment prepared for the proposal; or <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the locality; or <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

Does Not Comply

The performance criteria requires that sufficient car parking is provided to meet the reasonable needs of the use. The following assesses the criteria within the clause to determine if this is possible. The proposal is not providing any car parking at all, and is wholly reliant on on-street parking. The site is a multi-use site and contains approximately 33 car parking spaces.

(a) the availability of off-road car parking spaces within reasonable walking distance.

The nearest public car park is located on Elizabeth Street, approximately 320m north of the site. This car park, however, is only open from 9.00am to 5.30pm. As such, the car park would not be suitable for the early morning or evening classes. There is also the Coles supermarket complex car park located diagonally across from the site, north along Charles Street. This car park however is private, and can only be utilised by patrons of the complex. Accordingly, the only available public car park within reasonable walking distance is the Elizabeth Street car park, however, this would only be useful for the second morning class.

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces

The site itself contains approximately 33 car parking spaces. The site also contains several other uses located in separate buildings, including offices and medical uses. With the amount of car parking on-site, the site has the ability to multi-share, especially considering the variations in car parking demand over time, and the operating hours of the use.

The applicant responded to a request for further information regarding car parking for the use, and stated that the car park on the site (the 33 spaces) is currently utilised by casual users, and parking will be allocated should planning permission be granted. This response is ambiguous, and does not guarantee or define any parking areas.

These existing car parking spaces are currently all utilised by other uses. Not only are some spaces dedicated to existing uses on the site, but other spaces are leased out to businesses and uses external to the property, such as the Eye Hospital and the adjoining urologist.

This is an unusual situation, in that there is potentially enough car parking for the proposed use, however none has been provided due to other existing arrangements. If the proposal had dedicated some car parking for the use, there is the potential it could have complied with the criteria. This property is not a site that has no potential for car parking. In fact, there is potential the existing car park could be rearranged to allow for additional parking. The fact is, the use is reliant solely on on-street car parking, even though there is potential to multi-share existing car parking spaces on site in accordance with (b)(i).

As this has not been proposed, the proposal has not meet the reasonable needs of the use.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

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

A Metro Tasmania bus stop is located approximately 100m from the site in front of the Coles supermarket complex. This stop appears to operate from 7.30am until 5.10pm. Accordingly, whilst available to the mid-morning class, will not be able to be utilised for the evening class.

(d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

The site is established, with several buildings, planted gardens, and a car park. The only constraints to car parking are the lease arrangements on the car parking spaces.

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

The site is located on the corner of Charles and Canning Streets. As the site is on the fringe of the central city, the on-street parking within this area is utilised for persons working in the city, residential uses, persons visiting the retail and food premises along Charles Street, and people visiting the hospital. It is considered there is no one type of parking for the area. Like any business that is reliant on on-street parking in an area such as this, users of the site will be constrained by availability. Parking surrounding the site, and within walking distance is a mixture of unrestricted, signed and metered parking.

It can generally be considered that on-street parking will be easily available for the early class (6.00am), however, on-street spaces fill up for the above mentioned uses after 8.00am and again at 5.45pm for people occupying nearby restaurants and food outlets. Notwithstanding, a use can only operate based on availability. If patrons to the site are unable to find on-street parking, they will either park further away, or utilise other modes of transport such as buses or walking. Alternatively, they will stop utilising the fitness centre.

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

No formal assessment of car parking demand has been provided. However, based on the applicant's submission, the gym typically attracts patrons that choose to walk. Even if all patrons drove, based on the class sizes there would be potentially 15 vehicles arriving at the site at any one time. Due to the classes being set so far apart, there would also be no overlap of vehicles arriving or departing.

(g) the effect on the streetscape.

As no parking is proposed there will be no effect on the streetscape. However, the parking generated will contribute physically to the number of vehicles parking in the area.

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

<p>(h) the recommendations of any traffic impact assessment prepared for the propose. No traffic impact assessment has been provided.</p> <p>Conclusion: It is unclear how the proposal reasonably meets the needs of the use without providing any parking, particularly when there is onsite car parking that is not being made available for the proposed gym. The proposal relies on current patterns of attendance, and makes assumptions about on-street availability and demand. Therefore, the proposal is unable to reasonably meet the needs of the use regarding car parking and is unable to comply with the performance criteria.</p>
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>
<p>Complies As no change in parking was proposed, it was generally considered that the provision of a disability park is not applicable. In saying that, a condition could be recommended that prior to the use commencing, an accessible parking space be provided for the use.</p>

E6.5.2 Bicycle parking numbers

<p>Objective: To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>
<p>Consistent</p>
<p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>
<p>Complies Table E6.1 requires the use to provide one space per 50m² of area available to the public. Based on 451m² of available floor area, nine spaces are required. The applicant has stated that these can be accommodated within the building. A review has suggested this is indeed possible, and a condition could be recommended that prior to the use operating a plan be approved by Council demonstrating the location of the bicycle parking areas.</p>

E6.6 Development Standards

E6.6.5 Bicycle facilities

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

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

<p>Complies</p> <p>P1 Shower and change room facilities must be provided at adequate level to cater for the reasonable needs of cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the existing network of cycle paths and bicycle lanes and other means of access to the site for cyclists; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) whether there are facilities on the site for other reasons that could be used by cyclists; and (g) the opportunity for sharing bicycle facilities on nearby sites.
<p>Complies</p> <p>Showers and change room facilities are provided.</p>

E6.6.6 Bicycle parking and storage facilities

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

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
- (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

Consistent

Whilst the code applies, there is no external development proposed as part of this application. There will be no demolition, maintenance or repair, subdivision, change to site coverage, change in building height, bulk, or setbacks, no fencing, no change in roof or wall form or materials, no new outbuildings, change in driveway, vegetation removal, or signage. Accordingly, the clauses of the code are not applicable. Therefore, the change of use will protect the existing cultural heritage significance of the site, and complies with the purpose of the code.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	The Tasmanian Heritage Council issued a Notice of (no) Interest on 19 August 2019.
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(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 28 August to 11 September 2019. Eighteen representations were received.

A representor meeting was held on Tuesday, 17 September 2019.

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: There is no bicycle parking available.</p>
<p>Officer Response: If approved, a condition would be recommended that an amended plan be provided, indicating the location of the bicycle parking areas. It is noted that the building has sufficient space for bicycle storage.</p>
<p>Issue 2: There is insufficient car parking available. The application has stated users of the facility will most likely walk, however no proof has been provided.</p>
<p>Officer Response: The performance criteria under Clause E6.5.1 allows applicants to provide justification against any shortfall in parking. This includes details on car parking demand, which may be lower if patrons to the site do drive. Nevertheless, assessments do look at worst case scenarios.</p>
<p>Issue 3: The noise report is inadequate and has only simulated the use.</p>
<p>Officer Response: The noise report was prepared by a suitably qualified, and well regarded acoustic engineer. There is no basis to question the methodology that was utilised in order for the report to come to its conclusions and recommendations.</p>
<p>Issue 4: The hours of operation, being 6.00am - 7.30pm which will cause issues to surrounding residential uses.</p>
<p>Officer Response: The only hours of operation clause within the zone relates to commercial vehicles. There is nothing in the zone provisions that relate to operational hours.</p>

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

<p>Issue 5: The increase in traffic will continue to cause problems for parking, traffic, and pedestrian safety.</p>
<p>Officer Response: Whilst it is recognised that traffic will increase as part of the proposal, the scheme only looks at vehicular impact when utilising a new or existing access. As no on-site parking is proposed, and therefore no intensification of an existing access, the development meets the provisions of clause E4.5.1 A3 regarding traffic.</p>
<p>Issue 6: This proposal was already knocked back in Margaret Street.</p>
<p>Officer Response: The assessment cannot take into consideration an application over a different site in different circumstances. It can only be assessed on its current merits.</p>
<p>Issue 7: If approved, a change in tenancy in the future for a more disruptive gym could occur without any further approval.</p>
<p>Officer Response: This is an incorrect assumption. If approved, whilst a different tenant may operate under an approval, they would be subject to comply with any conditions of approval, such as class size numbers, and class times.</p>
<p>Issue 8: No disability car park has been allocated to the use.</p>
<p>Officer Response: As no change in parking was proposed, it was generally considered that the provision of a disability park is not applicable. In saying that, a condition could be recommended that prior to the use commencing, an accessible parking space be provided for the use.</p>
<p>Issue 9: The application states the proposal is for a wellness centre, however, it is clearly for a gym.</p>
<p>Officer Response: The applicant has chosen to define their business as a wellness centre, which also incorporates fitness centre components.</p>
<p>Issue 10: The proposed three classes a day does not reflect POD fitness and their current timetable which looks at 4 - 5 classes per day. Also, the plans show approximately 40 workout positions, however, it has been stated only 6-15 participants per class. Which is correct?</p>
<p>Officer Response: This has been acknowledged and the operator has been notified of the discrepancies. Applications are assessed on the information provided. In this instance, the application has stated three classes a day, and one on one personal training. If the application were to be approved, the operator would need to operate under the conditions of the permit, which would limit the number of classes, and class sizes, among other conditions. If</p>

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

they operated outside of a permit, they would be in breach of their permit and may face fines and enforcement action.

Issue 11:**No information on signage has been provided.**

Officer Response:

No signage is proposed.

Issue 12:**The parking spaces on site are already nominated and leased for other users of the area.**

Officer Response:

This is acknowledged and discussed in detail under Clause E6.5.1.

6. CONCLUSION

It is considered that the proposal is unable to comply with the Scheme and it is appropriate to recommend refusal.

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

8.2 233A Charles Street, Launceston - Sports and Recreation - Change of Use to Wellness Centre ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map - 233A Charles Street, Launceston (*electronically distributed*)
2. Application Documents - 233A Charles Street, Launceston (*electronically distributed*)
4. Representations - 233A Charles Street, Launceston (*electronically distributed*)

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling**FILE NO:** DA0400/2019**AUTHOR:** Laura Small (Graduate 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:	BVZ Designs
Property:	83 Sanwae Drive, Swan Bay
Zoning:	Rural Living
Receipt Date:	19/08/2019
Validity Date:	21/08/2019
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	3/10/2019
Representations:	Five

STANDARDS REQUIRING COUNCIL DISCRETION

13.4.2 Building height, setback and siting
13.4.3 Outbuildings and other structures

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 for DA0400/2019 Residential - Construction of a Dwelling at 83 Sanwae Drive, Swan Bay 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 Council unless modified by a condition of the Permit:

- a. Site Plan, Prepared by BVZ Designs, Drawing No. RAD0719 - 2/4, Project Name - Proposed Dwelling for A Kaveh Rad and M Maleki, Revision No. 04, Page No 02, Dated 17/08/2019, (Plan to be amended in accordance with condition 2 of this permit).

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

- b. Floor Plan, Prepared by BVZ Designs, Drawing No. RAD0719 - 3/4, Project Name - Proposed Dwelling for A Kaveh Rad and M Maleki, Revision No. 04, Page No 02, Dated 17/08/2019.
- c. Elevations, Prepared by BVZ Designs, Drawing No. RAD0719 - 4/4, Project Name - Proposed Dwelling for A Kaveh Rad and M Maleki, Revision No. 04, Page No 02, Dated 17/08/2019, (Plan to be amended in accordance with condition 2 of this permit).

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must be generally in accordance with the advertised plans, but modified to show:

- a. A minimum setback of 11m to the south east boundary; and
- b. The floor level of the dwelling lowered by 0.5m and any consequential changes to cut and fill as a result.

3. CAR PARKING AND ACCESS

Prior to the commencement of the use, areas set aside for parking vehicles together with the aisles and access lanes must be formed and paved to an appropriate standard.

4. LEGAL TITLE

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

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

6. DAMAGE TO COUNCIL INFRASTRUCTURE

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

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

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

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 - RESIDENTIAL

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

9. WASTE MATERIALS

All waste materials generated by the activity are to be disposed of at an approved refuse disposal facility or reclaimed/recycled if possible.

Notes

- A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.
- B. Occupancy Permit Required
Occupancy permit required for new or altered habitable buildings:- Pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.
- C. All plumbing work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.
- D. General
This permit was issued based on the proposal documents submitted for DA0400/2019. 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.
-

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

This permit takes effect after:

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

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

E. 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.

F. 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>>

G. 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.

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

H. On-Site Disposal of Effluent

This permit does not give permission for the installation of an on-site 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.

REPORT:

1. THE PROPOSAL

Council has received an application for the planning approval for the construction of a residential dwelling at 83 Sanwae Drive, Swan Bay.

The proposed use is classified as 'Residential' under the Planning Scheme. A residential use is a no permit required use in the Rural Living Zone if all acceptable solutions relevant to the proposal are complied with. The proposal is seeking a reduction in the acceptable side setback, as so, the application has been assessed against the performance criteria of the Rural Living Zone.

The proposal is for a five bedroom residential dwelling. The dwelling provides sufficient car parking numbers within internal garages and has two separate alfresco areas to provide usable private open space for the residential use of the site. The dwelling is to be setback 93m from the primary frontage of Sanwae Drive, 6.5m from the south east boundary, 47.5m from the rear boundary and 33.7m from the north western side boundary.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located in the *Swan Park on the Tamar* subdivision. Approved in 2015, the area is characterised by rural living lots with a minimum size of 1ha. The subdivision has not been developed to full capacity and there are numerous vacant lots within the surrounding area of the subject site. Sanwae Drive is accessed directly from Windermere Road and the kanamaluka (Tamar River) sits to the north west of Windermere Road. The area has an obvious rural living character.

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

Address	83 Sanwae Drive, Swan Bay
Zone	13.0 Rural Living Zone
Size	10900m ²
Access	Existing- Direct access from Sanwae Drive
Shape	Rectangle
Slope	The property slopes moderately from the north to the south of the site
Existing structures	Vacant Land
Connection to services	All services are maintained on site
Surrounding land	13.0 Rural Living Zone
Overlays	N/A

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

13.0 Rural Living Zone

13.1.1 Zone Purpose Statements

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

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

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

Consistent

The proposed dwelling is a no permit required use in the zone and will provide for a residential use that is compatible with development in the surrounding area while maintaining residential amenity. The proposal is consistent with the intent of the zone as it has demonstrated compliance with all relevant use and development standards.

13.4 Development Standards

13.4.1 Site coverage

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the surrounding area;
- (b) provides sufficient area for private open space and landscaping; and
- (c) assists with the management of stormwater runoff.

Consistent

The site coverage for the residential dwelling is compatible with the character of the surrounding area and provides sufficient area for private open space and landscaping. The development proposal is consistent with the objective of the site coverage standard.

A1 Site coverage must be no greater than 5%.

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

Complies

The title boundary of 83 Sanwae Drive has a total area of 10900m². The proposed five bedroom dwelling has a floor area, excluding eaves of 560m² contributing to a total site coverage of 5%. The proposal complies with the acceptable solution.

13.4.2 Building height, setback and siting

Objective:

To ensure that building bulk and form and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjoining primary industry uses.

Consistent

The proposal is assessed as complying with the performance criteria in regards to reduced side setback fitting in with the character of the surrounding area via an amended plan condition. The condition will ensure the siting of the dwelling maintains the amenity of adjoining lots and will be compatible with the pattern of development in the surrounding area. See assessment below for further comment.

A1 Building height, other than for outbuildings, must be no greater than 8m.

Complies

The North East Elevation plan shows the proposed dwelling to have an overall height of 7m above natural ground level. The height of the proposed dwelling complies with the acceptable solution.

A2 Buildings, other than outbuildings, must be setback from a frontage no less than 20m.

Complies

The proposed dwelling is setback 93m from the frontage of Sanwae Drive. The siting of the dwelling is consistent with the pattern of development in the surrounding area and will have a minimal impact on the streetscape. The development proposal complies with the acceptable solution.

A3.1 Buildings, other than outbuildings, must be setback from a side boundary no less than 20m; and

A3.2 Buildings, other than outbuildings, must be setback from a rear boundary no less than 20m.

Relies on Performance Criteria

As shown on the site plan, the proposed dwelling is setback from the rear boundary a distance of 47.5m. The dwelling is setback from the southern side boundary a distance less than 20m; therefore, the proposal relies on the performance criteria.

P3 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding building;
- (d) the height bulk and form of existing and proposed buildings;

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

Complies

The proposed dwelling is sited to maximise views from the dwelling over Swan Bay and the surrounding areas and to minimise the need for cut and fill. As the site is a vacant lot, there are no existing buildings or open space areas on the site.

The character of the surrounding area is typically single dwellings on lots 10,000m² and larger. Dwellings in Sanwae Drive are typically setback a minimum distance of 50m from the primary frontage and a similar distance from the rear boundary. The surrounding area shows dwellings having side setbacks between 9.5m and 50m.

The site does not have topographical constraints to suggest a side setback of 6.5m is required. However, the subject site has a width of 58.7m, limiting its ability to comply with the acceptable solution for side setbacks. The representations received highlighted concerns regarding the siting of the dwelling in relation to the character of the area and the loss of amenity to occupiers of adjoining lots.

It is important to retain the character of the area to protect the residential amenity and to allow for adequate separation between dwellings in the Rural Living Zone. An amended plan condition to increase the side setback will minimise the impact of the height and siting of the dwelling on adjoining lots. The condition will require the setbacks from the southern side boundary to be increased to the following:

- 11m along the 9.75m garage wall;
- 16m along the 18.8m wall with habitable rooms and windows; and
- 14m along the 6.5m second garage wall.

Discussions with the applicant indicate that the increased side setback will result in additional cut and fill to reduce the floor level of the dwelling by an additional 0.5m. This will assist the dwelling to be sited to not cause an unreasonable loss of amenity to adjoining lots and will be consistent with the character of the surrounding area.

A4 Habitable buildings for sensitive uses must be setback no less than 200m from the boundary of the Rural Resource zone.

Complies

The lot at 83 Sanwae Drive is setback a minimum distance of 498m from the Rural Resource Zone. Nature, frequency and intensity of emissions produced by primary industry uses within the Rural resource Zone will not impact on the proposed residential development. The development proposal is setback a distance as to not constrain primary industry uses in the Rural Resource Zone.

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

13.4.3 Outbuildings and other structures

<p>Objective: To ensure that:</p> <ul style="list-style-type: none"> (a) outbuildings do not detract from the character of the surrounding area; and (b) dwellings remain the dominant built form within an area; and (c) earthworks and the construction or installation of retaining walls are appropriate to the site and respect the amenity of adjoining lots.
<p>Consistent The proposal requires cut and fill of up to 2.5m above and below the existing ground level of the site. The works are proposed to decrease the overall height of the dwelling to protect the amenity of adjoining lots. The proposal is assessed as complying with the performance criteria.</p>
<p>A2 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:</p> <ul style="list-style-type: none"> (a) be located no less than 1.5m from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.
<p>Relies on Performance Criteria The site plan shows cut on the southern side of the dwelling up to 2m, and fill on the northern side of the dwelling up to 3m. The earthworks require cut or fill more than 1m below or above existing ground level; therefore the development proposal relies on the performance criteria.</p>
<p>P2 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance, scale and extent of the works; (c) any overlooking and overshadowing of adjoining lots; (d) the type of construction of the works; (e) the need for the works; (f) any impact on adjoining structures; (g) the management of groundwater and stormwater; and (h) the potential for loss of topsoil or soil erosion.
<p>Complies The proposal is assessed as complying with the performance criteria via an amended plan condition to ensure amenity of adjoining lots is maintained. The condition will require cut on the southern side of the dwelling of up to 2.5m and fill on the northern side of the dwelling of up to 2.5m. The amended plan will decrease the floor level of the dwelling by 0.5m and responds to concerns from representors and the impact of the proposed dwelling on the amenity of their lots. The works proposed will create a level site area for development and will ensure amenity of adjoining lots is maintained.</p>

8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling ...(Cont'd)

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

The development proposal includes the provision of three car parking spaces for the single residential dwelling. Car parking has been designed and positioned to not adversely impact on the amenity of the locality and parking spaces and accesses meet appropriate standards. The proposal is consistent with the purpose of the code.

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

The development proposal meets the acceptable solution for the level of car parking for the residential use of the site.

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

Table E6.1 of the Parking and Sustainable Transport Code requires the proposed development to allocate three car parking spaces. The dwelling will have two separate garages, one at the front of the dwelling and one at the rear of the dwelling and will provide an additional parking space at the end of the driveway, approximately 135.5m from the primary frontage of Sanwae Drive. The proposal complies with the acceptable solution.

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

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

Consistent

The construction of parking areas will be controlled via an amended plan condition ensuring that areas are constructed to an appropriate standard; the proposal is consistent with the objective of the code.

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

The site plan shows the driveway and parking space on the southern side of the dwelling, the proposed driveway follows the contour of the site which does not exceed a gradient of 10%. The driveway has the ability to be drained to the existing stormwater system. A condition will require all parking and access ways to be formed and paved to an appropriate standard. The proposal complies with the acceptable solution.

E6.6.2 Design and layout of parking areas

Objective:

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

Consistent

The proposed is assessed as meeting the acceptable solution subject to conditions, safe and efficient parking is provided for the residential use of the site.

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

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

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

A1.3 Accessible spaces for people with disability must be designated and signed as

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

<p>accessible spaces where there are six spaces or more. A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies The three required car parking spaces are provided via two internal garages attached to the single dwelling and via an additional parking space to the south west of the dwelling. The parking spaces and vehicular access ways meet the requirements in Tables E6.2 and E6.3 of the Parking and Sustainable Transport Code.</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

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 24 August to 9 September 2019. Five 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.

Five representations were received via two separate submissions. Issues raised were both directly and indirectly associated with the acceptable solutions and performance criteria of Clause 13.4.2 Building height, setback and siting. In response to the concerns raised by the representations, the applicant and Council's planning officers have worked towards reaching a compromise that is both within the scope of the planning scheme requirements and which minimises potential impacts on the amenity of surrounding lots within the Swan bay area.

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

The updated plans are to be endorsed as amended plans via condition.

<p>Issue 1: The proposal does not satisfy the development standards of Clause 13.4.2 - Building height, setback and siting</p>
<p>Response: The proposal does not comply with the acceptable solution and as so relies on the performance criteria. The proposal was assessed as complying with the performance criteria via an amended plan condition</p>
<p>Issue 2: Approval of a 6.5m side setback will set a precedent for development which will affect the privacy, property value, lifestyle and outlook of existing dwellings. If the dwelling is approved, the property at 79 Sanwae Drive will also apply to locate a dwelling on the high side of the block which will impact on the existing neighbour at 77 Sanwae Drive.</p>
<p>Response: Concerns were raised that if a 6.5m side setback was approved for this dwelling a dwelling on the adjoining vacant lot would be able to have the same setback. Council does not use precedent when assessing an application, instead every application is assessed on its merits. Clause 13.4.2 P3 identifies the development standards and performance criteria for buildings located within 20m of the side setback. A proposal by the owners of 79 Sanwae Drive would need to consider location of buildings to ensure no unreasonable loss of amenity would occur to occupiers of adjoining lots, taking into consideration existing buildings and privacy to private open space.</p>
<p>Issue 3: The vacant land beside the subject lot was purchased with the understanding it would have an uninterrupted vantage point of the river and surrounds.</p>
<p>Response: The planning scheme does not provide scope to assess loss of views. The applicant has agreed to increase the side setback and reduce the overall floor level of the proposed dwelling as to not cause an unreasonable impact on the amenity of the adjoining lots. Amended plans will be required via conditions placed on the permit.</p>

6. CONCLUSION

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

ECONOMIC IMPACT:

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

**8.3 83 Sanwae Drive, Swan Bay - Residential - Construction of a Dwelling
...(Cont'd)**

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

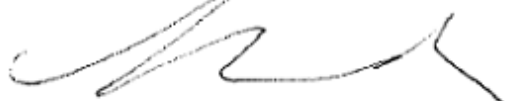
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map - 83 Sanwae Drive, Swan Bay (*electronically distributed*)
 2. Plans to be Endorsed - 83 Sanwae Drive, Swan Bay (*electronically distributed*)
 3. Plans to be Amended - 83 Sanwae Drive, Swan Bay (*electronically distributed*)
 4. Representations - 83 Sanwae Drive, Swan Bay (*electronically distributed*)
-

9 ANNOUNCEMENTS BY THE MAYOR

9.1 Mayor's Announcements

FILE NO: SF2375

Thursday 19 September 2019

- Attended the 2019 Tasmanian Export Awards

Friday 20 September 2019

- Attended dedication of 20 World War 1 Veterans' Headstones at Carr Villa
- Officiated for Spring Show Opening, Launceston Orchid Society at Glenara Lakes
- Welcomed Australian Conference for Neurodevelopmental Disorders delegates at Launceston Conference Centre
- Spoke at launch of *Launceston Revealed* at the Queen Victoria Museum and Art Gallery
- Officiated at the launch of *Blooming Tasmania 2019 Festival*.

Saturday 21 September 2019

- Presentation of Game Day Ball for *The Blitz* at the Silverdome

Monday 23 September 2019

- Attended the official opening of *Seven Rooms* at 2 Bridge Road

Tuesday 24 September 2019

- Attended Tourism Northern Tasmania's Annual General Meeting

Wednesday 25 September 2019

- Attended a *Global Shapers Hub* Meeting with Adam Mostogl
- Officiated at *Singfest* at the Albert Hall

Friday 27 September 2019

- Attended the Regional Collaborative Framework Meeting convened by Northern Tasmanian Development Corporation

Saturday 28 September 2019

- Officiated at the Scout Weekend event in City Park
-

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

Wednesday 2 October 2019

- Conducted a Public Citizenship Ceremony at the Albert Hall
 - Attended *Builder Time* - an ABCDE Learning Site Projects Information Session at New Horizons Tasmania
 - Attended the Launceston Chamber of Commerce 170th Anniversary Celebration at Country Club
 - Attended Scotch Oakburn College's production of *Godspell*
-

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.)

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

11.2 Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

12 COMMITTEE REPORTS

12.1 Heritage Advisory Committee Meeting - 29 August 2019

FILE NO: SF2965

AUTHOR: Fiona Ranson (Heritage Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 29 August 2019.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 29 August 2019.

REPORT:

The Heritage Advisory Committee, at its Meeting on 29 August 2019, discussed the following items:

1. Tasmanian Heritage Register - 'Provisional Revised' registrations

The registrations for the following significant sites in City of Launceston ownership have been revised by Heritage Tasmania. Council was notified prior to public advertising, seeking any advice from the Heritage Advisory Committee.

- Cataract Gorge Reserve, 64 Gorge Road, Trevallyn, 274 Brisbane Street and 74-90 Basin Road, West Launceston
- Duck Reach, West Launceston
- Launceston Railway Workshops, 2-6 Invermay Road and 6 Barnards Way, Invermay

2. Significant Development Applications - involving heritage issues

It was reported that sections of the brick wall to the front boundary of 16 St George's Square were removed without planning or building permits under emergency work provisions of the Building Act 2016.

It was requested that *"Council officers provide a brief report on the mechanism of the process for demolition without a permit and what the process would be to avoid this course of action in the future"*

12.1 Heritage Advisory Committee Meeting - 29 August 2019 ...(Cont'd)

3. Heritage Awards 2019 + Heritage Snap!

The results of the Awards presented on Thursday, 23 May, 2019 were reported and it was agreed that the Awards sub-committee would meet to review feedback and progress planning for the 2020 awards programme on 7 September 2019.

4. City Park - Management of heritage features

The City of Launceston Parks Planner attended to report issues around the ongoing maintenance of the City Park fountain and Duck Pond and take advice re: the future management of these elements.

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 Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Area:

1. To develop and consistently utilise contemporary and effective community engagement processes.

BUDGET & FINANCIAL ASPECTS:

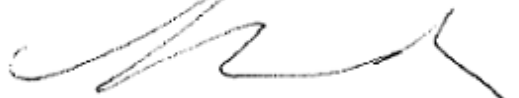
Not considered relevant to this report.

12.1 Heritage Advisory Committee Meeting - 29 August 2019 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

12.2 Northern Youth Coordinating Committee Meeting - 3 September 2019**FILE NO:** SF0136**AUTHOR:** Claudia Taylor (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from Northern Youth Coordinating Committee's regular Meeting held on 3 September 2019.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 3 September 2019.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Tuesday, 3 September 2019 and the following business was conducted:

- An update on the Youth Network of Tasmania (YNOT) 2020-2021 Budget Priority Statement for the Department of Treasury and Finance on specific recommendations on how State Government should distribute its resources to ensure that the lives of young people can be improved. The main recommendation will be focused on the need to develop a housing and youth homelessness strategy.

At the meeting, members agreed:

- To support a funding request from headspace Launceston for \$1,500 to host a Mental Health Week school event. The event will be held at the Launceston Conference Centre on 23 October 2019. 900 students have registered to attend the event which includes a choice of 14 workshops relating to mental health and wellbeing.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

**12.2 Northern Youth Coordinating Committee Meeting - 3 September 2019
...(Cont'd)**

SOCIAL IMPACT:

Consideration contained in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Area:

1. To develop and consistently utilise contemporary and effective community engagement processes.

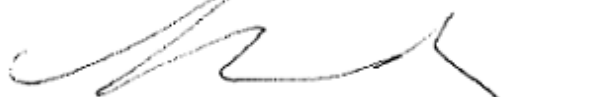
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

12.3 Pedestrian and Bike Committee Meeting - 12 September 2019**FILE NO:** SF0618**AUTHOR:** Cathy Williams (Built Environment Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider a report from the Pedestrian and Bike Committee Meeting held on 12 September 2019.

RECOMMENDATION:

That Council receives the report from the Pedestrian and Bike Committee Meeting held on 12 September 2019.

REPORT:

The Pedestrian and Bike Committee, at its Meeting on 12 September 2019, discussed the following:

- The City of Launceston Sustainable Transport Opportunities Project.
- The missing link on the Inveresk Rocherlea Trail.
- Ride2Work Day on Wednesday 16 October 2019 will finish at the corner of the Quadrant Mall and St John Street where participants will be offered a coffee and muffin. Participants can register with the Bike Network.
- An e-bike expo will be held at Royal Park on Sunday 27 October 2019 between 10am and 2pm.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.3 Pedestrian and Bike Committee Meeting - 12 September 2019 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

5. To promote and support active and healthy lifestyles of our community.

Strategic Priority 7: We are a City planning for our future by ensuring our approach to strategic land-use, development and infrastructure is coordinated, progressive and sustainable.

10-Year Goal: To facilitate appropriate development via integrated land-use planning, infrastructure investment and transport solutions within our municipality and region.

Focus Areas:

3. To improve and maintain accessibility, transport options and infrastructure within the Launceston area, including its rural areas.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

12.4 Tender Review Committee Meeting - 26 September 2019**FILE NO:** SF0100/CD009/2019**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tender submitted by The Baker Group (Tas) Pty Ltd for the UTAS Stadium Construction of New Turf Practice Wickets, Contract Number CD009/2019 for \$283,664.38 (exclusive of GST).

REPORT:

The Tender Review Committee Meeting, held on 26 September 2019, determined the following:

That the sum submitted by The Baker Group (Tas) Pty Ltd for the UTAS Stadium Construction of New Turf Practice Wickets, Contract Number CD009/2019 for \$283,664.38 (exclusive of GST) be accepted.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.4 Tender Review Committee Meeting - 26 September 2019 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

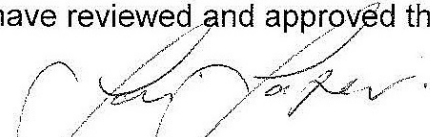
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTEREST:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

13 COUNCIL WORKSHOPS**13.1 Council Workshop Report****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

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 26 September and 3 October 2019:

University of Tasmania and City of Launceston Working Party Update

Councillors received a briefing from the University of Tasmania regarding parking investigations surrounding the relocation to the Inveresk precinct.

Cool Season Strategy Event

Councillors received a briefing in support of a funding application for the event.

City of Launceston and Northern Tasmanian Waste Management Group Submission to the State Government

Councillors received a briefing on the City of Launceston and Northern Tasmanian Waste Management Group's submission to the Tasmanian Draft Waste Action Plan 2019.

Local Government Legislation Review

Councillors provided feedback on the Reform Directions Paper for inclusion in a City of Launceston submission to the State Government.

Sustainability Strategy - Final Draft

Councillors were presented with the final draft of the Sustainability Strategy and the program development update.

Great Regional Cities Challenge

Councillors received a briefing on the progress of the Great Regional Cities Challenge.

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

State of the City Report

Councillors discussed the State of the City Report and associated strategic priorities.

Organisational Alignment Project Update

Councillors received an update regarding the current status of the Organisational Alignment Project.

Marinus Link Update

Councillors received an update on the Marinus Link.

Northern Tasmanian Development Corporation

Councillors received an outline of NTDC's Bell Bay Export Hydrogen Hub project proposal.

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.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

13.1 Council Workshop Report ...(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.



Michael Stretton: General Manager

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Lease - Lebrina Equestrian Club Inc

FILE NO: SF0821/SF0395

AUTHOR: Tricia De Leon-Hillier (Parks Lease Management Officer)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

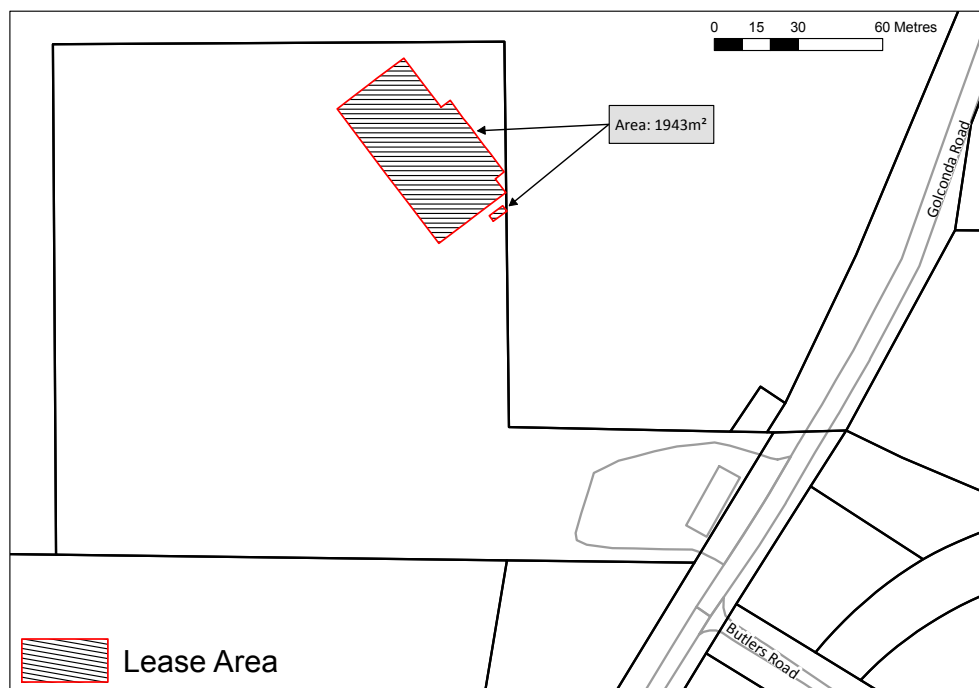
DECISION STATEMENT:

To consider leasing an area of land situated at 905 Golconda Road, Lebrina (CT210903/1) known as the Lebrina Recreation Ground to the Lebrina Equestrian Club Inc. as marked on the plan below.

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

RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993* (Tas), agrees to lease an area of land situated at 905 Golconda Road, Lebrina (CT210903/1) known as the Lebrina Recreation Ground to the Lebrina Equestrian Club Inc. as indicated on the plan below, for the purposes of a community recreational area:



18.1 Lease - Lebrina Equestrian Club Inc ...(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 October 2019;
 - the lease amount shall be \$1per 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 tenant's occupation;
 - building in good and reasonable order; and
 - public liability insurance of at least \$10 million
-

REPORT:

The Lebrina Equestrian Club Inc.(LEC) is a local group of adult riders formed in 2013 with 21 members and a club structure that forms a committee. The Club started with very little equipment, relied on donations and fundraising activities in order to purchase a shipping container to enable them to store their equipment on site.

In 2015, the Lebrina Equestrian Club Inc. (LEC) applied for a grant through the Department of Sport and Recreation and was successful with the Minor Grants Program. This grant funding allowed the Club to install and upgrade their riding arena to a quartz sand arena in the Lebrina Recreation Ground to improve safety for both participants and their horses. The arena was built with funds raised by the club and the Sport and Recreation grant. With these improvements, the LEC has a healthy membership that allows them to financially sustain their ground maintenance, annual insurance costs and affiliate costs with Equestrian Australia.

The LEC has written to the Council (Attachment 1) requesting to formalise their use and occupancy of an area of land situated at 905 Golconda Road, Lebrina (CT210903/1) known as the Lebrina Recreation Ground. As the LEC are a not-for- profit small community club, it is recommended that the Council grants a five year lease at nominal rent with the lessee to cover all charges in respect of power usage, water and sewerage and any other services with respect to their occupancy.

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

18.1 Lease - Lebrina Equestrian Club Inc ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

It will provide a safe environment for local riders enabling people to build friendships and support within the community who commonly enjoy equestrian activities.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Letter of Proposal from Lebrina Equestrian Club Inc.
-

Attachment 1 - Letter of Proposal from Lebrina Equestrian Club Inc

"Horses, Friends & Fun"

Lebrina Equestrian Club Inc

453 Second River Road Karoola TAS 7267
President: Belinda Atkinson: Ph: 0437 607 419
Secretary: Carol Bennett: Ph:0407 573 772

PROPOSAL TO LEASE A PORTION OF THE LEBRINA RECREATION GROUND
TO THE LEBRINA EQUESTRIAN CLUB

26 September 2019

Tricia De Leon-Hillier
Launceston City Council

Dear Tricia,

Please find attached our proposal document to lease an agreed portion of the Lebrina Recreation Ground upon which we have constructed a fenced riding arena.

Term of Lease: We request a 5 year lease with the option to review yearly

Cost of lease: We hope a peppercorn agreement as discussed of \$1 per year will be acceptable to Council.

History of Club: The Lebrina Equestrian Club Inc was formed in 2013 by a local group of adult riders looking for a supportive and safe environment to socialise and enjoy equestrian activities. The club started with very little equipment, most of which was donated to the club by the inaugural members. We have subsequently through various fundraising activities been able to build and fence an arena, purchase a shipping container to store our equipment and cover insurance premiums and ongoing costs through our membership fees.

Club Structure: Our committee is made up of the following positions –

1. President
2. Vice President
3. Treasurer
4. Secretary
5. Rally Co-ordinator
6. Trail Ride Co-ordinator
7. Newsletter/Website Editor
8. Public Officer
9. Safety Officer
10. General Committee members

Membership: We currently have 21 Financial Members and the annual fee to join is \$50

We do offer a once only Trial membership for 2 months at \$10 to give new members a chance to see if they like our club and a once only option of joining for 6 months for those who join partway through a year. Our club year runs from 1st September to 31st August and is in line with Equestrian Australia guidelines.

Insurance: The Lebrina Equestrian Club (LEC) are required to hold Public Liability insurance through Equestrian Australia (EA) www.equestrian.org.au/insurance and is underwritten by Gow and Gates. I have attached a copy of our current Certificate of Currency.

Web: www.lebrinaequestrianclub.com

Facebook: www.facebook.com/groups/lebrinaequestrianclub



"Horses, Friends & Fun"

Lebrina Equestrian Club Inc

453 Second River Road Karoola TAS 7267
President: Belinda Atkinson: Ph: 0437 607 419
Secretary: Carol Bennett: Ph:0407 573 772

We are also required to be an Affiliate of EA TAS and this is a yearly fee. As part of this fee we are also required to provide EA TAS with copies of our Risk Assessment (attached) Constitution (attached) and member numbers and activities we will be undertaking.

LEC Arena/Insurance: General Discussion and guidelines were adopted on 28 October 2016. This information is on our webpage www.lebrinaequestrianclub.com

ARENA USE:

Financial LEC members are welcome to use the arena LEC at any time providing they hold their own current Personal Accident and Liability cover. Cover is offered through EA TAS <https://www.tas.equestrian.org.au/membership> but the club will accept other insurance policies that provide 24/7 cover. A copy of the current insurance policy must be forwarded to the Secretary who will hold the information on our club data base. For all details on arena use including access and maintenance please check with a committee member prior to use.

Reasoning: The club introduced the arena use policy as we became concerned that we may be liable for any injuries or damage to property riders incurred whilst using the arena and as we only hold Public Liability insurance this would not be covered. We wanted riders to know they would be riding at their own risk and the need to use the arena responsibly.

The arena was built with a combination of funds raised by the club, work done by the LCC and a \$3,000.00 grant from Sport and Recreation. Once built it has been maintained by club members. The overall cost to build the arena and cover with base material and sand on top was in the vicinity of \$10,000.

The arena also requires regular maintenance and removal of all horse manure, the club felt that non- members may not treat the arena with the due care it requires. We do welcome new members and are very happy to see the arena used by more riders. The club feel this can be achieved by the few simple guidelines we have in place.

At present the committee members all take a turn to spray or pull weeds, harrow the sand arena and generally care for the arena and yards.

The LCC currently mow the area including around the container and yards which we hope will continue as we do not have the equipment to undertake mowing the ground.

Shipping Container: The club successfully raised \$2000 to purchase a shipping container to store our riding equipment and this was completed in early 2018. The club sought and was given approval to place the container next to the arena from the Lebrina Hall Committee who we believed had the authority to act on behalf of the LCC.

Web: www.lebrinaequestrianclub.com

Facebook: www.facebook.com/groups/lebrinaequestrianclub



"Horses, Friends & Fun"

Lebrina Equestrian Club Inc

453 Second River Road Karoola TAS 7267
President: Belinda Atkinson: Ph: 0437 607 419
Secretary: Carol Bennett: Ph:0407 573 772

Current Financial position:

Total Assets \$2500.00 – Shipping container and equipment

Total Income for year 2018/19 \$3230 which was mainly from membership and rally fees.

Expenditure:

Our Public Liability Insurance cover was \$828.00

Cost of Instructors at Rallies: Approximately \$2500

We are a not for profit club and usually balance our costs by keeping our joining fee low and setting our rally fee only high enough to cover the cost of the Instructor we use.

All other improvements we cover by fundraising.

We look forward to hearing back from Council in due course and trust the LCC will look favourably upon our request.

Regards

Carol Bennett

LEC Secretary

Web: www.lebrinaequestrianclub.com

Facebook: www.facebook.com/groups/lebrinaequestrianclub

18.2 Lease - Soldiers Memorial Hall**FILE NO:** SF0381/SF0382**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)**DECISION STATEMENT:**

To consider a proposal from the Tamar Valley Steiner School to lease the Soldiers Memorial Hall situated at 14 Station Road, St Leonards (CT 48389/6).

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 12 September 2016 - Agenda Item 18.1 - Lease of Soldiers Memorial Hall

RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993 (Tas)*, agrees to lease an area of land situated at 14 Station Road, St Leonards (CT 48389/6) known as the Soldiers Memorial Hall to the Tamar Valley Steiner School as indicated on the plan below:



18.2 Lease - Soldiers Memorial Hall ...(Cont'd)

2. The General Manager is authorised to enter into a formal lease under the following terms:
- the term shall be two years commencing on 1 January 2020;
 - the lease amount shall be \$1,055 per month (paid monthly);
 - 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;
 - general maintenance of the hall grounds;
 - building in good and reasonable order; and
 - public liability insurance of at least \$10 million
-

REPORT:

The Council has received a proposal from the Tamar Valley Steiner School (TVSS) for a two year lease to continue using the Soldiers Memorial Hall for their school. TVSS has occupied the site for the last two years as previously approved by the Council and the current lease expired on 31 December 2018.

TVSS has recently purchased a property to develop and establish their own school site and have been operating under the holding over clause. This allows TVSS a month by month occupancy whilst they complete modifications and upgrades on their new school site.

During their period of occupancy at the Soldiers Memorial Hall, TVSS has developed two other classrooms behind the hall. The expectation to relocate and move them to the new school site has taken a setback due to budget constraints with funding having to be re-allocated for the Development Application and planning requirements at their new site. A further two years will not impact on the future planning of the facility as addressed in the previous Community Hall's Review.

TVSS proposal to enter into a new two year lease agreement includes the responsibility to pay for all outgoing costs such as electricity, water usage and the general maintenance of the building and grounds within the leased area. TVSS has been paying \$1,000 per month during the term of their lease and if CPI had been calculated and applied annually, TVSS would now be paying \$1,055 per month. It is therefore recommended that the Council grant a two year lease and rent at \$1,055 per month with the lessee to cover all charges in respect of power usage, water and sewerage rates.

18.2 Lease - Soldiers Memorial Hall ...(Cont'd)

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

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is a positive social impact with this proposal by allowing an independent school to integrate within the community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

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

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

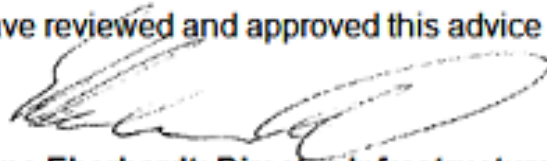
Rental income of \$12,660 per annum.

18.2 Lease - Soldiers Memorial Hall ...(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.



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Proposal of Lease from the Tamar Valley Steiner School

Attachment 1 - Proposal of Lease from the Tamar Valley Steiner School

25 July 2019

Northern Tasmania Steiner Association
PO Box 689
St Leonards TAS 7250

Re: Renewal of Lease at 14 Station Road (The Soldiers Memorial Hall), St Leonards

Dear Launceston City Council,

We write to request a renewal of the lease at our current premises at 14 Station Road, St Leonards.

We have occupied this site for the past 2 years and it is a perfect location for our school. Although we have purchased a property nearby to relocate to, we have encountered some delays with the timing of the move and believe that we will need to remain at the current school site for at least another year.

We were previously given an indication by Barry Pickett, that we should be able to extend our lease by a further year or two if necessary, but since he has not been in the role for the past couple of months, we have not communicated our requirements to Council.

Following the development application to Launceston Council for our new site, we have been advised that the driveway will need to be completely sealed before we can occupy the premises. This is in addition to some modifications to the existing building which will also be required to be completed. This unexpected condition has impacted significantly on the funds which we have available and as a result, we will possibly only be able to move some of the classes which are currently at 14 Station Road, St Leonards to the new site, in 2020.

We also have two timber classrooms at 14 Station Road which we had hoped to be able to relocate to the new site, but given the re-distribution of our current finances to ensure we meet the sealed driveway requirement in the DA and building compliance, we anticipate we will now not be able to move them before the end of 2020.

Given these significant impacts to the school, of which we were only advised this year, we would like to request a two year lease with an option to extend for an additional one year.

We believe we have proven ourselves to be excellent tenants having maintained the leased property at 14 Station Road in good repair and paid our rent and all utilities on time. We have become a part of the local community and have built good relationships with the neighbouring properties and schools and support the local businesses.

If our request to remain at Station Road is denied, the future of the school could be in jeopardy and this will have a huge impact on the whole community as our school provides a necessary alternative educational setting to support students who may not wish to attend mainstream schooling.

We hope that you will look favourably on our request to remain at 14 Station Road.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Samantha Buchanan'.

Samantha Buchanan
Secretary
Northern Tasmania Steiner Association

18.3 Sustainability Strategy Report**FILE NO:** SF2675**AUTHOR:** Emma Williams (Sustainability Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider the Draft Sustainability Strategy and key preliminary actions.

PREVIOUS COUNCIL CONSIDERATION:

Council - 8 August 2019 - Agenda Item 14.1 - Notice of Motion - Councillor N D Daking - Climate Emergency

Workshop - 27 June 2019 - Sustainability Strategy

Workshop - 26 September 2019 - Sustainability Strategy - Final Draft

RECOMMENDATION:

That Council:

1. endorses the Draft Sustainability Strategy (ECM Document Set ID 4144087) for adoption by Council; and
 2. gives approval for the City of Launceston to participate in the Cities Power Partnership.
-

REPORT:

The Sustainability Strategy provides an overarching direction for the City of Launceston's approach to a more sustainable organisation and community.

The City of Launceston's 'Sustainability Strategy: *For now, and for the future* document, takes the position that Council acknowledges both the quality of lifestyle that Launceston offers and the potential threats to this due to a changing climate. In order to mitigate against and adapt to these changes, the strategy includes Council's previously stated position on climate change and describes guiding principles for the way forward, including the steps the Council will take towards action planning, in partnership with the community.

18.3 Sustainability Strategy Report ...(Cont'd)

Community input for the strategy on climate change issues and sustainability has been drawn from the Resilient City theme of the Council's *Tomorrow Together* community engagement activities. Further consultation is planned for later this year as part of the action planning process for priority actions, both for the Council and for the community to develop and participate in, within the scope of the Sustainability Strategy.

A key initial action is for the Council to formally pursue participation in the Cities Power Partnership, a national clean energy program for local government areas providing peer support for climate solutions for their communities. There is no cost to participate in the program, which is delivered by the Climate Council. This action will provide the Council with support to move towards improved carbon management and renewable energy plan.

Other initiatives already underway include written communications to State and Federal Parliamentarians, Prime Minister, Federal Opposition Leader and the Tasmanian Premier of the Council's position on the climate emergency, procurement of a service provider to undertake a Council-wide carbon footprint audit, and planning for the development of an implementation action plan (as per the Sustainability Strategy).

ECONOMIC IMPACT:

The Sustainability Strategy and subsequent action planning allow for opportunities in new and creative industries, green infrastructure and local investment. Many sustainability initiatives, including those already undertaken by the City of Launceston, have additional cost-saving benefits through energy efficiencies and improvements.

ENVIRONMENTAL IMPACT:

Consideration contained in report.

SOCIAL IMPACT:

The criteria framework of the Sustainability Strategy requires that actions undertaken do not compromise social, health and well-being outcomes for the community. In general, sustainability initiatives have social co-benefits, particularly for improved health outcomes.

18.3 Sustainability Strategy Report ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024: 2019 Review

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

Ten-year goal: To have realised opportunities that grow and sustain our economy, and foster creative and innovative people and industries.

Focus Areas:

5. To understand and support the establishment and growth of new and creative industries and businesses in Launceston.

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

Ten-year goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

1. To provide for the health, safety and welfare of the community.
3. To ensure decisions are made on the basis of accurate and relevant information.
4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.

Strategic Priority 4: We value our city's unique identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit.

Ten-year goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.

Strategic Priority 6: We protect our environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities.

Ten-year goal: To enhance the unique natural character, values and amenity of our city by minimising the impacts of our organisations, and our community's, activities in the environment.

Focus Areas:

1. To reduce our, and the community's, impact on the natural environment.
2. To contribute to air and river quality improvements in Launceston.
3. To manage the risk of climate-related events, particularly in the area of stormwater management and riverine flooding.

BUDGET & FINANCIAL ASPECTS:

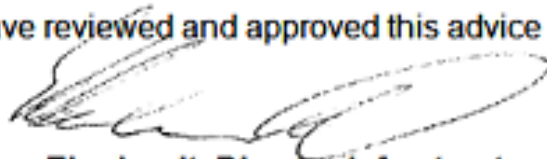
Not considered relevant to this report.

18.3 Sustainability Strategy Report ...(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.



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Final Draft - Sustainability Strategy (*electronically distributed*)

18.4 City of Launceston Submission to Tasmanian State Government Draft Waste Action Plan 2019**FILE NO:** SF5218**AUTHOR:** Michael Attard (Waste Management Officer)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider the City of Launceston and Northern Tasmanian Waste Management Group public submission towards the Tasmanian Government Draft Waste Action Plan 2019 released in June 2019.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 26 September 2019- City of Launceston and Northern Tasmanian Waste Management Group Submissin to State Government

RECOMMENDATION:

That Council approves the City of Launceston submission to the Tasmanian Government Draft Waste Action Plan 2019 (ECM Document Set ID 4144021).

REPORT:

The Tasmanian Government released the Draft Waste Action Plan (WAP) for public consultation in June 2019.

The WAP represents long awaited leadership and action from the State Government in relation to Tasmanian waste management and proclaims the introduction of the first legislated State-wide landfill levy, development of a Tasmanian container refund scheme and support towards circular economies. The WAP also describes ambitious, yet progressive targets, for organics diversion, recyclable content, waste reduction and litter prevention.

The City of Launceston (CoL) and the Northern Tasmanian Waste Management Group (NTWGM) member councils have provided feedback and created a comprehensive draft submission to be considered by Councillors which is then to be submitted to the Department of Primary Industries, Parks, Water and Environment by 7 October 2019.

18.4 City Of Launceston Submission to Tasmanian State Government Draft Waste Action Plan 2019 ...(Cont'd)

The CoL and NTWVG submission focus is around not losing momentum that the Council and regional groups have been able to build over the last decade through a voluntary agreement to collect a regional land fill levy to drive improvements in waste management for Northern Tasmania.

The submission highlights that the NTWVG is well placed to provide advice to the State and has proven experience and abilities to provide good waste outcomes at a local and regional level.

The submission is clear about requesting that any future State-wide landfill levy income be legislated directly back to Tasmanian waste management priorities and regional waste management groups and not used to fund other non-waste related programs.

Under a State-wide landfill levy the NTWVG would no longer collect the regional voluntary landfill levy and thus risk losing income to complete the NTWVG 2017-2022 strategic projects.

ECONOMIC IMPACT:

The Draft Waste Action Plan June 2019 introduces the first legislated Tasmanian landfill levy which, if implemented, will mean that the NTWVG voluntary landfill levy will no longer apply. If a proportion of the proposed State-wide landfill levy is not allocated back to the NTWVG there is a risk that the NTWVG will not be able to fund strategy projects. The WAP also supports circular economy principles which may see the development of innovative resource recovery industries and provide economic growth in the sector.

ENVIRONMENTAL IMPACT:

The Draft Waste Action Plan June 2019 introduces progressive targets for organics diversion, container refund schemes, waste reduction per capita and the use of recyclable content in manufacturing. All of these initiatives would contribute to reducing waste management environmental impacts.

SOCIAL IMPACT:

In general improved waste management, landfill diversion, litter reduction and resource recovery leads to social benefits in the form of employment opportunities as these practices generate more employment than landfilling on its own. There are also increased community expectations and concerns around waste management in Tasmania.

18.4 City Of Launceston Submission to Tasmanian State Government Draft Waste Action Plan 2019 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 6: We protect our environment by caring for our unique natural assets and amenity and sensitively managing future development opportunities.

10-Year Goal: To enhance the unique natural character, values and amenity of our City by minimising the impacts of our organisations and our community's activities in the environment.

Focus Areas:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Draft Waste Action Plan Consultation Draft 2019
 2. Draft Waste Action Plan - NTWVG Submission - Draft V3
-

Attachment 1 - Draft Waste Action Plan Consultation Draft 2019

Draft Waste Action Plan

Consultation Draft June 2019



Department of Primary Industries, Parks, Water and Environment

Minister's Foreword

The Hodgman Liberal Government is committed to working with local government, the waste industry, local businesses and the broader community to improve waste management and resource recovery in Tasmania and believes that all of us have a role to play in managing the waste we produce.

It is encouraging to witness the changes that many businesses and consumers are now making to address unsustainable resource consumption and the environmental impacts of our waste. Our Government understands it has an important role to play to help people make informed choices and support innovative waste and recycling initiatives.

In response to some of Tasmania's most pressing waste issues, our Government has already acted through investing in controlled waste and tyre processing facilities, tightening regulation of waste tyres and assisting the roll-out of national product stewardship schemes for e-waste, paint, tyres, batteries and packaging.

New challenges and opportunities continue to develop, like dealing with increasing volumes of e-waste, finding ways to divert organic waste from landfills to reduce emissions, and helping councils and businesses adapt to recent restrictions on the importing of recyclable materials into China following the introduction of the China National Sword policy. These changes are having an impact on waste and recycling businesses and local governments across Australia.



Governments and industries both nationally and globally are seeking ways to create resilient reuse markets and increasingly this means moving towards a Circular Economy across a range of sectors. In December 2018, Australian governments through the Meeting of Environment Ministers endorsed the new *National Waste Policy*. The policy incorporates a range of commitments made by Ministers in early 2018 to help local government and industry respond to the changing international markets.

It includes a framework to stimulate the resource recovery industry, boost demand for recycled products, and deliver on targets for recyclable, compostable and reusable packaging. This changing policy environment and the challenging markets for recyclable materials have highlighted the need for a new strategic and integrated approach to waste management in Tasmania, in which responsibility is shared between all levels of government, the private sector, and the community.

The Tasmanian Government will work closely with local government, industry and other stakeholders to finalise and implement the *Tasmanian Draft Waste Action Plan*. The Plan sets out a broad framework for waste management in Tasmania and details proposed actions across a number of priority Focus Areas, which cover the major waste and resource recovery issues that we will all need to tackle in the coming years.

I look forward to working with local government, Tasmanian businesses and the community to improve waste management, reuse and recycling in Tasmania.

Hon Elise Archer MP

Minister for Environment

Have your say

Public submissions are now invited on the Tasmanian *Draft Waste Action Plan*.

Questions are provided in each section of the Plan to help guide your comments, but feel free to provide any other feedback you believe is relevant.

Additional information is available at www.dpipwe.tas.gov.au/environmental-management

Consultation closes at 5.00pm on 7 October 2019.

Email: WAP.Enquiries@dpipwe.tas.gov.au

Mail: Policy and Business Branch
Department of Primary Industries, Parks, Water and Environment
GPO Box 1550
HOBART TAS 7001



Draft Waste Action Plan – Consultation Draft, June 2019

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Executive Summary

In the past decade there have been significant developments in waste policy and the resource recovery sector in Australia. This includes issues such as the problems faced Australia-wide around end-of-life tyres, ongoing work by governments and industry to increase packaging recycling, the introduction of container refund schemes in most states and territories, bans on lightweight plastic shopping bags, and the roll-out of national stewardship schemes for TVs, computers, paint, batteries and other products.

In Tasmania, the Government has invested in facilities for controlled waste and the processing of end-of-life tyres and assigned to the EPA the regulation of large tyre stockpiles. The *Litter Act 2007* is also being amended to provide increased penalties for illegal dumping. Other measures, such as the development of an online application to improve litter reporting, are being introduced. The Government continues to be active at the national level, where waste and resource recovery issues have been priorities for Australian Environment Ministers for some time.

The recent decision by China to impose new restrictions on the import of recyclable materials has had a significant impact on local governments across Australia and parts of the resource recovery industry, bringing a closer focus on how we deal with our waste and recycling. This has led to strong recognition by governments of the economic basis of our waste and resource use challenges. In late 2018, Australian Environment Ministers endorsed the new *National Waste Policy*, which is based on Circular Economy principles. This recognises the need for maximising the use and value of resources at every stage of a product or material's lifecycle.

The Tasmanian Government is working closely with Local Government, industry and other stakeholders to develop a new strategic approach to waste management and resource recovery. Targeted consultation with these groups identified a number of waste management priorities that are shared by governments, industry and the community alike. These priorities – along with key strategies and principles from the *National Waste Policy 2018* – form the basis of the Tasmanian *Draft Waste Action Plan*. The Plan sets out a broad framework for waste management and resource recovery in Tasmania and includes the following key actions and targets:

- Introduce a waste levy by 2021 to fund waste management and resource recovery activities;
- Introduce a Container Refund Scheme in Tasmania by the end of 2022;
- Ensure 100% of packaging is reusable, recyclable or compostable by 2025;
- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030;
- Have the lowest incidence of littering in the country by 2023;
- Work at the national level and with local government and businesses in Tasmania to phase out problematic and unnecessary plastics¹ by 2030; and
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030.

¹ This includes materials such as packaging or single-use plastic items that are not easy to recycle or cannot be recycled.



Growing Resource Recovery in Tasmania

THE DRAFT WASTE ACTION PLAN AND THE CIRCULAR ECONOMY

The Tasmanian Government has taken into account the views of local government and industry over the past two years to develop a new waste strategy for Tasmania. Targeted consultation with these groups has identified the key waste management priorities, which form the basis of the *Draft Waste Action Plan*. The Plan sets out a broad framework for waste management and resource recovery in Tasmania that is underpinned by a set of tangible actions. During the time the Plan was being developed, China began to impose new restrictions on the level of contamination allowed in the recyclable materials they import. This has had a significant financial impact on local government and parts of the resource recovery industry, resulting in increased concern from governments, industry and the community on how we deal with our waste and recycling.

In 2018, Australian Environment Ministers recognised the need to respond to the changing and challenging global markets. In April 2018, the Meeting of Environment Ministers (MEM) committed to a number of actions to stimulate Australia's resource recovery capacity, to increase demand for recycled products through government procurement, to work with industry to have 100% of Australian packaging recyclable, compostable or reusable by 2025 and to revise the National Waste Policy. The new *National Waste Policy: Less Waste, More Resources*, which is based on Circular Economy principles, was endorsed by Ministers in late 2018.

A Circular Economy (CE) does not use a traditional linear model of "take" (resources), "make" (products), and "dispose" (waste). Instead it aims to maximise the value and the use of materials and resources at every stage of the life of a product or material. Waste management has traditionally dealt with the disposal step. The growing amount and diversity of waste has created challenges that can only be solved by considering the entire "lifecycle" of a product; from when its constituent parts are taken, to when it is made, to when it is disposed, and then reusing what remains to provide resources for the next economic cycle. The waste hierarchy uses principles similar to those underpinning a CE.² CE principles are increasingly being adopted by governments and industries around the world³, and there is a growing body of evidence that moving to a CE is likely to lead to increased innovation and a more creative, robust and productive economy. Some Australian jurisdictions are also moving to adopt CE principles, both in waste management and more broadly.⁴

² The waste hierarchy prioritises waste management options in order from most preferable to least, being: avoiding the production of waste, minimising the production of waste, reuse of waste, recycling of waste, recovery of energy and other resources from waste, treatment of waste to ameliorate impacts, and environmentally safe disposal of waste.

³ http://ec.europa.eu/environment/circular-economy/index_en.htm

⁴ <https://www.greenindustries.sa.gov.au/circular-economy>, <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/response-to-china-national-sword/circular-economy-policy>; <https://www.environment.vic.gov.au/sustainability/transitioning-victoria-to-a-circular-economy>; <http://www.wasteauthority.wa.gov.au/about/waste-strategy/>

STATEWIDE WASTE LEVY

Moving towards a Circular Economy (CE) will require all levels of government to work closely with industry and the community in an economy-wide effort that goes beyond just the waste and recycling sector. It will require a whole of government approach to develop new and existing waste markets, facilitate efficient transport options, plan for and invest in waste infrastructure, reduce emissions from organic waste, and seek renewable energy options from waste materials where applicable. Key principles are to avoid waste, improve resource recovery, increase use of and demand for recycled products and to improve data collection and support for innovation and market adoption of CE products. Addressing our priority waste management issues and moving towards a CE will require long-term efforts and an effective funding stream.

This has been achieved in Australian and international jurisdictions through the introduction of waste levies. A waste levy is a financial contribution typically paid to the State Government by a landfill or other licensed waste facility operator (usually a local council) for each tonne of waste received. Levies provide an important funding source to invest in waste and resource recovery initiatives and infrastructure and over time achieve an increase in the diversion of waste away from landfill.⁵ The absence of a landfill levy, along with the transport challenges from being an island state, means that resource recovery businesses in Tasmania may struggle, particularly during times of market disruption, although there are already some Tasmanian industries focusing on reducing, recycling or repurposing waste material.

In collaboration with the local government and regional waste authorities, industry and the community, the Tasmanian Government will introduce a statewide legislated waste levy by 2021. It is proposed that the new legislated statewide waste levy would replace any existing council levies. The design (including cost) of the statewide waste levy will be developed in consultation with local government, industry, businesses and the wider community with the modelling and analysis, taking into account the potential impact of the proposed levy on households and businesses. The Tasmanian Government will also develop legislation that indicates how the revenue collected from the levy will be directed to waste management and resource recovery initiatives, while ensuring regional authorities continue to derive a revenue stream from the new levy.

Through time, this will provide a pricing signal to waste generators and create an income stream to reinvest in business growth and the planning and development of waste management and resource recovery infrastructure, and other waste management programs, such as initiatives or grants to promote alternatives to landfilling. It will also provide a revenue stream to assist councils with legacy issues associated with old refuse sites. Maximising the value of our products and materials – and what we may have formerly thought of as "waste" – is not only the key to achieving parts of a CE, but also brings employment opportunities.⁶

⁵ KMPG, 2012, Review of the NSW Waste and Environment Levy.

⁶ For every 10,000 tonnes of waste recycled, 9.2 jobs are created compared with 2.8 jobs from landfilling. Hyder, 2010, Landfill Ban Investigation: Final Report. A five per cent improvement in efficient use of materials across could benefit Australia's gross domestic product by as much as \$24 billion. Centre for International Economics, 2017, Final report: Headline economic value for waste and materials efficiency in Australia.



How are waste levies in Tasmania and other jurisdictions used?

A large number of Tasmanian councils already have a locally administered levy of \$5 per tonne, which some councils have proposed to increase to \$7.50 per tonne by 2019/20, for the disposal of solid waste. This small levy and broader local government contributions have funded a range of waste initiatives such as Rethink Waste Tasmania, which promotes efforts to reduce, reuse and recycle.⁷

In other Australian states with a waste levy, substantial funds are redirected to addressing waste management and resource recovery issues faced by local government, industry, and the community. In New South Wales, the levy is used for programs such as the Better Waste and Recycling Fund, which provides funding to local councils and regional council groups to support projects to reduce waste generation, improve reuse and recycling, and address littering and illegal dumping.⁸ The levy also provides funding to improve public recycling. For example, the Community Recycling Centre Program has established over 80 recycling centres that make it easier for the community to recycle problem wastes such as paint, gas bottles, fire extinguishers, motor and cooking oils, car and household batteries, and fluorescent tubes and globes.⁹

Other programs funded by the NSW levy, include the Waste and Recycling Infrastructure Fund, which stimulates investment in the waste and resource recovery sector and assists industry with finding new markets.¹⁰ This program has provided funding to businesses and councils for the: development of recycling facilities and installation of equipment for processing construction and demolition waste; sorting and processing mixed glass and plastics; and the production of rubber crumb and granules from waste tyres.¹¹ Other funded projects include upgrades to existing facilities to increase the production of locally made recycled plastic resin, the purchase of plant to process crushed glass into road base materials and the installation of paper processing equipment to reduce contamination in recycled paper.¹² South Australia uses its levy to fund programs such as the Recycling Infrastructure Grants, transport subsidies for local councils, an Infrastructure Investment Loan Scheme and Business Sustainability Funding.¹³

CONTAINER REFUND SCHEME

To help bolster the recovery of some of the materials currently facing export and other economic barriers, the Tasmanian Government will introduce a Container Refund Scheme (CRS) in Tasmania by 2022.¹⁴ The time required to implement a scheme is based on advice from other jurisdictions that have recently developed their own CRS. They strongly advise that anything less than two years would be rushed and not allow for the necessary infrastructure and adjustments to be made. The CRS will be a key part of meeting

⁷ <http://rethinkwaste.com.au>

⁸ <https://www.epa.nsw.gov.au/working-together/grants/councils/better-waste-and-recycling-fund>

⁹ <https://www.epa.nsw.gov.au/working-together/grants/systems-household-problem-waste/community-recycling-centre-program>

¹⁰ <https://www.epa.nsw.gov.au/working-together/grants/infrastructure-fund>

¹¹ <https://www.environment.nsw.gov.au/funding-and-support/nsw-environmental-trust/grants-available/major-resource-recovery-infrastructure/grants-awarded-and-project-summaries>

¹² <https://www.epa.nsw.gov.au/working-together/grants/infrastructure-fund/product-improvement-program/product-improvement-program-previous-recipients>

¹³ <https://www.greenindustries.sa.gov.au/funding>

¹⁴ Container Refund Schemes (also known as Container Deposit Schemes) involve beverage suppliers paying an upfront deposit to a scheme coordinator on all eligible containers at the time of sale. Under a Container Refund Scheme, suppliers pay a deposit to the scheme coordinator, but only on redeemed eligible containers. All current schemes in Australia are container refund-based schemes.

the Government's littering targets and will help to generate cleaner streams of recyclable material with greater value.

This is incredibly important at a time when some of our key international markets are demanding increased quality in imported paper, plastic and other materials. Along with the introduction of a legislated waste levy, the CRS will help to create new and improved markets for some of our most important recycled materials.

Most states and territories in Australia have or are about to implement a CRS. It would seem that a large part of the national retail market has already adapted to having a CRS in place. This is evidenced by Coca-Cola Amatil's recent commitment to doubling its use of recycled plastic packaging to 53% by the end of the year and, by 2020, seven in 10 bottles will be made from recycled PET. Similarly, other major suppliers such as Carlton United Breweries and Lion Breweries are moving towards CE principles via commitments within environmental policies and statements to maximise the use of recycled materials.

The NSW CRS introduced in 2017, has already resulted in a 69% increase in eligible drink containers being collected and recycled, a 44% reduction in eligible drink container litter volume and a 48 per cent reduction in total litter volume across NSW.

WASTE REDUCTION AND RESOURCE RECOVERY TARGETS

The Tasmanian recycling rate in 2016-17 was 49% compared to the national average of 58%¹⁵. It is also around half the diversion rate of NSW, Victoria, South Australia and the ACT. The levels of recovery of materials from some waste streams, such as construction and demolition (C&D) waste, are significantly lower than the overall average recovery rate for Tasmania. However, by focusing our attention on key waste streams (e.g. organics, C&D) and having an appropriate investment framework in place, it will be possible to make substantial gains in a relatively short period of time. Ambitious recovery targets for the state are set out below. These targets are in line with broader commitments on waste and resource recovery agreed to by Environment Ministers in 2018, strategies from the *National Waste Policy*, priority actions identified through consultation with local government and industry, and Tasmanian Government commitments on littering and illegal dumping. These targets will be regularly reviewed as our data on waste improves and new market opportunities arise:

- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Ensure 100% of packaging is reusable, recyclable or compostable by 2025;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030.
- Have the lowest incidence of littering in the country by 2023;
- Work at the national level and with local government and businesses in Tasmania to help phase out problematic and unnecessary plastics¹⁶ by 2030; and
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030.

¹⁵ Blue Environment and Randell Environmental Consulting, 2018, National Waste Report 2018, p.26. If energy recovery from waste is included, the total resource recovery rate for Tasmania in 2016-17 was 53%, compared to a national rate of 62%.

¹⁶ See page 4.



FOCUS AREAS AND ACTIONS

The *Draft Waste Action Plan* identifies seven priority themes or Focus Areas. The Focus Areas are also aligned with the MEM commitments from 2018 and the strategies detailed in the *National Waste Policy*, and are aimed at capturing the views of local government and industry as expressed in various forums in recent years. Specific and tangible actions have been identified for most of the Focus Areas, which aim to address priority waste issues and, where possible, begin to embed CE principles into waste management and the broader economy in Tasmania. The Focus Areas are presented below.

1. Moving to a Circular Economy
2. Governance
3. Data, targets, and innovation networks
4. Infrastructure planning
5. Support for the Resource Recovery Industry
6. Education and community engagement
7. State and National Policy and Regulatory settings

1. Moving to a Circular Economy: Government Priorities and Key Sectors

We are only just at the beginning of the discussion about a Circular Economy in Tasmania. Such a change is intended to be system-wide and economy-wide, and likely to require a range of policy interventions across sectors, industries and communities. Actions from the *Draft Waste Action Plan* alone will not be enough to achieve this transition, but they are a good place to start.

As the solutions to our waste and recycling challenges are strongly market-based, capacity should be developed to support the establishment of recycling and reuse businesses, which would include support for domestic businesses entering national and international markets. While governments can set the policy frameworks and provide supportive structures, it is also up to industry to promote its recycled products and for consumers to buy these products.

There are several Government priorities and industry sectors that could provide opportunities for reducing waste generation and boosting related business and employment opportunities, namely:

- tourism and the development of the Tasmanian brand (amenity, littering and dumping, sustainable tourism, resource-efficient tourism businesses);
- higher education, STEM, research and innovation (State-based expertise and innovation networks, investment in R&D and technology transfer);
- the Bioeconomy (agriculture, aquaculture, agrifood, agritech, biological-cycle based systems);
- renewables and reducing emissions;
- public health (regulation of the movement or storage of controlled waste); and
- regional investment and job creation (all sectors, but with focus on the reuse and recycling industry)

Making connections wherever possible between actions in this Plan and these sectoral priorities will enable us to leverage resources and efforts across the Tasmanian economy (Figure 1).



The “ReSOLVE” model for moving to a CE has six elements: Regenerate, Share, Optimise, Loop, Virtualise and Exchange.¹⁷ Regenerate is partly about the shift to renewables. This is clearly an area where Tasmania is well-advanced, with some 90% of our power coming from renewables. Tasmania became the first Australian jurisdiction to achieve zero net emissions in 2015-16.

The Tasmanian Government has a vision to make Tasmania the Battery of the Nation, through additional interconnection with mainland Australia, releasing the latent capacity of the Tasmanian hydropower system and developing pumped hydro energy systems and facilitating investment in new wind farms and renewable generation. The Australian Government has committed \$56 million to the design and approvals phase of Project Marinus, which is investigating the development of more electricity interconnection between Tasmania and the mainland. Through Hydro Tasmania, the Tasmanian Government has committed up to \$30 million to advance the first phase of Battery of the Nation pumped hydro to a final investment decision. In the action areas of the Circular Economy related to waste management, there is more work to do in the areas of Sharing (reuse), Optimising (avoiding and removing waste in the supply chain), and Looping (recycling, extracting resources from organic or other wastes).

What do you think?

- What are the key opportunities for reducing waste, developing our resource recovery industry and shifting to a Circular Economy?

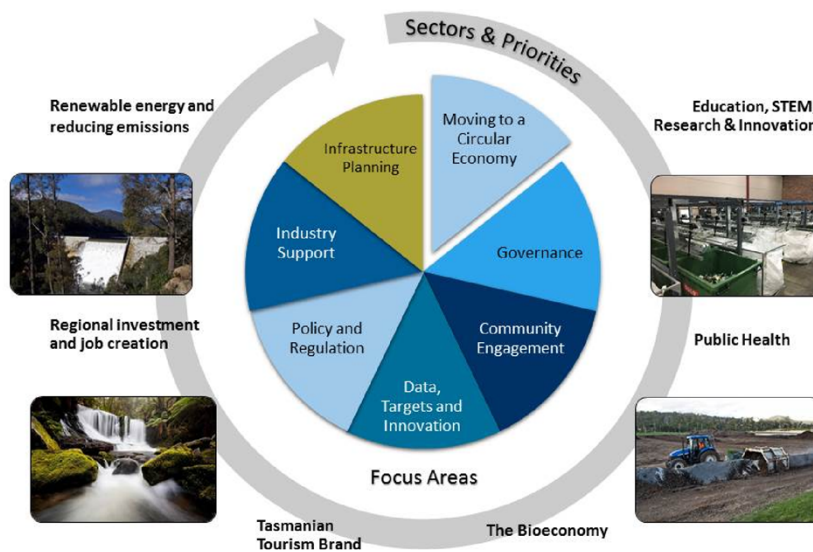


Figure 1. Focus Areas and Key Government Priorities/Sectors. Actions in the Focus Areas (inside) address the key waste challenges in Tasmania. The sectors / government priorities (outside) would benefit from the development of links and adoption of circular economy principles.

¹⁷ Ellen Mac Arthur Foundation, 2015, Delivering the Circular Economy: A Toolkit for Policymakers v1.1, Ellen Mac Arthur Foundation, <https://www.ellenmacarthurfoundation.org/>

2. Governance

The introduction of a waste levy will require the establishment of an administrative structure. The Local Government Association of Tasmania (LGAT) with support from the Tasmanian Government is currently investigating the feasibility of establishing waste management arrangements to help coordinate and deliver statewide waste policies, strategies, programs and services. A range of models may be considered by State and local government, but the LGAT study will provide an important contribution to the Government's deliberations on governance requirements.

ACTIONS

- Investigate and discuss models for waste management governance with local government.
- Establish a relevant administrative structure.

What do you think?

- What are the primary waste management and resource recovery roles and responsibilities of governments, industry and the wider community?

3. Data, Innovation Networks and Resource Recovery Targets

Many of the actions in the WAP require accurate data on waste generation, landfilling, and the types and quantities of materials landfilled, recovered and reprocessed. There is some data capture that informs state and national reporting, but data is not collected in a standardised fashion across waste facilities. Information on specific parts of the waste stream (e.g. organics waste, C&D waste) is required for short- to medium-term planning. Improved knowledge and data on organics and C&D streams will help facilitate investment in businesses that produce and use these resources.

Tasmania is blessed with an abundance of innovators across the private and public spheres and they are keen to share their expertise for the benefit of the community. Tasmania's agricultural sector, for example, already has some of its waste being used productively and is seeing increased collaboration between research organisations, government and industry to improve resource recovery and maximise the value of materials and products.¹⁸ The interconnectedness of the entire supply chain is now increasingly being considered, leading to formerly separate sectors such as food and agriculture combining into larger sectors like the agrifood industry – a “paddock to plate” or “farm to fork” approach, or simply the Bioeconomy.

Finding innovative approaches to preventing or reusing organic and food waste arise naturally out of the Bioeconomy, which seeks to maximise value chains for products and services. These innovation networks provide research and development and technology transfer opportunities, for example in fit-for-purpose technologies that address specific regional needs, but bring global investment to the State (e.g. agtech or technology to improve processing and separation of recyclable material). The use of these innovation networks will be an important component in Tasmanian waste management.

¹⁸ For example, investigations into the types of packaging that can reduce food waste. See <http://www.utas.edu.au/tia/news-events/news-items/delving-delicately-into-ripe-raspberries>.

The Government is also proposing the adoption of a number of targets for resource recovery. These targets are based partly on the commitments made by Australian Environment Ministers in 2018 and on national targets considered during the development of the National Waste Policy.

ACTIONS

- Help to support the establishment of standardised data management systems to capture waste data, to monitor progress against targets and facilitate businesses investment in resource recovery.
- Develop and support waste-related innovation and research networks in the bioeconomy, agritech, tourism, education (STEM), and renewable energy sectors.
- Adopt the following targets for waste and resource recovery:
 - reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
 - ensure 100% of packaging is reusable, recyclable or compostable by 2025;
 - achieve a 50% average recovery rate from all waste streams by 2025 and 80% by 2030;
 - have the lowest incidence of littering in the country by 2023;
 - reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030; and
 - work at the national level and with local government and businesses in Tasmania to help phase out problematic and unnecessary plastics¹⁹ by 2030.

What do you think?

- What are your key data and information needs on waste and resource recovery?
- How can we best use existing research and innovation networks, or establish new networks, to help address our waste and resource recovery challenges?
- What are your views and suggestions on the targets presented above?
- Which waste streams would provide the best opportunities to make some early progress on the proposed targets?

4. Infrastructure Planning

To achieve our resource recovery targets will require planning for and investment in waste and resource recovery infrastructure. Tasmania is likely to have similar investment priorities to those identified through infrastructure planning processes in other Australian states. These include kerbside source separation bins (particularly for organic waste); processing facilities for organics; drop-off facilities for various recyclable materials; and facilities for Commercial and Industrial waste, C&D waste; and energy from waste infrastructure. Planning our waste and resource recovery infrastructure in Tasmania will require an understanding of existing capacity and rigorous data on waste trends and information on specific waste streams to help facilitate business investment.

The Infrastructure Plan will identify potential investment opportunities at council resource recovery centres or transfer stations that would improve the recovery of a wider range of materials (C&D waste, household hazardous waste, e-waste, batteries) and also improve data collection at facilities.

¹⁹ See page 4.



ACTIONS

- Develop a Tasmanian Waste and Resource Recovery Infrastructure Plan by 2021.
- Work with Local Government to address potential planning issues around waste management and resource recovery infrastructure.

What do you think?

- What do you consider are the highest priority infrastructure requirements for waste management and resource recovery in Tasmania?

5. Support Resource Recovery across Industry

A key lesson coming out of jurisdictions that are introducing CE frameworks is the need for a whole of government and whole of industry approach. Increasing recovery rates is not possible without supporting new and existing waste and recycling businesses. This needs to be at both a level of the individual business, but also by providing a broader strategic approach to developing these markets in Tasmania, and helping to facilitate access to mainland or international markets.

In the short-term this support will come primarily through existing Tasmanian Government business development and support programs. Over the life of this Plan the introduction of waste levy will help to stimulate resource recovery through appropriate price signals and the creation of an investment stream for waste management and resource recovery activities. In Tasmania, the organic waste stream offers some promising opportunities. For example, diversion of domestic garden and food organics would reduce household waste by 20-30%, and put Tasmania in a strong position to achieve its organic waste target.²⁰ The establishment of a Container Refund Scheme and introduction of a waste levy are also key parts of this Focus Area. The Australian Government's four-year, \$100 million *Environment Restoration Fund* includes the clean-up, recovery and recycling of waste as a priority.²¹

ACTIONS

- Develop capacity across Government to support business development in the waste and recycling industry.
- Establish a loan scheme for businesses and local government that helps grow locally based and innovative recycling and processing facilities which increase recycling rates while also delivering new jobs across Tasmania.
- Support industry to use materials effectively, reuse materials and to understand the business case to improve resource recovery.
- Develop an Organic Waste and Resource Recovery Strategy by the end of 2020.
- Develop a Tasmanian Market Development Study by the end of 2021.

²⁰ Key actions from the Tasmanian Government's climate change strategy include reducing emissions from waste and increasing the resource efficiency of business and industry. See Tasmanian Climate Change Office, Department of Premier and Cabinet, 2017, *Climate Action 21: Tasmania's Climate Change Action Plan 2017-2021*, pp. 18-19.

²¹ <https://www.environment.gov.au/environment-restoration-fund>

- Continue to investigate and provide appropriate support for Energy from Waste and Bioenergy options, which includes the management and utilisation of forest residues.²²
- Support the investment in industrial waste sorting – in particular construction and demolition waste.
- Boost demand for recycled products through adoption of sustainable procurement practices across State and local government.

What do you think?

- How can governments, businesses and the community best support the development of the resource recovery industry in Tasmania?

6. Education and Community Engagement

Local government in Tasmania has indicated that the State's kerbside recycling system is not as effective as other states, despite similar collection arrangements being in place. Community engagement and education can achieve waste avoidance, improve landfill diversion and change community behaviour. Boosting the resources available for community education will also help to decrease contamination levels in our kerbside recycling. The private sector also has a large role to play by marketing products with recycled content and making them attractive and acceptable to consumers. The introduction of a waste levy will require a program of targeted engagement with waste facility operators, businesses and non-government organisations, such as charities and the community.

ACTIONS

- Provide support to local government and the regional waste groups to continue their targeted education and grant programs for schools, businesses, householders and other stakeholders such as charitable recycling organisations.

What do you think?

- Are you aware of any existing education materials that could be adapted for the Tasmanian context? (Please provide examples).

7. State and National Policy and Regulatory settings

The key legislative mechanism to achieve the targets in this Plan will be the introduction of a statewide waste levy. Through time the levy will provide a pricing signal that will make resource recovery preferable to landfilling and generate a funding stream for a range of waste management and resource recovery activities. This will lead to increased business and employment opportunities in the sector. The Container Refund Scheme will also help boost the market for clean streams of recyclable material and achieve a reduction in the volume of litter in Tasmania. A number of associated regulations will be revised within the

²² https://www.stategrowth.tas.gov.au/energy_and_resources/energy/bioenergy,
https://www.stategrowth.tas.gov.au/energy_and_resources/forestry/residues.



life of this Plan, including the *Environmental Management and Pollution Control (Waste Management) Regulations 2010* and the *Environmental Management and Pollution Control (Controlled Waste Tracking) Regulations 2010*. The revision of these regulations, along with proposed minor amendments to the *Environmental Management and Pollution Control Act 1994* (EMPCA) will also provide an opportunity to consider the waste streams that may be more responsive to the proposed pricing signals, such as C&D waste, which generally has more alternatives available to landfilling.

The laws and policies of the Australian Government are critical for addressing waste management issues in Tasmania. Policy tools available under national legislation like the *Product Stewardship Act 2011* could potentially be used more effectively, and existing stewardship schemes reviewed and improved. Another role for national regulation or policy includes the setting of standards and specifications for recycled materials that promotes the reuse of waste rather than virgin resources. Along with changes to procurement across government and the private sector, this could help increase demand.

ACTIONS

- Work with local government to introduce a statewide waste levy by 2021 to fund waste management and resource recovery activities.
- Introduce a Container Refund Scheme into Tasmania by the end of 2022
- Work with the Australian Government to ensure that reviews of relevant legislation, such as the *Product Stewardship Act 2011*, result in effective programs that enhance resource recovery.

What do you think?

- Which policy or regulatory settings will help us achieve the targets in this Plan and help stimulate the resource recovery industry?
- Do you have other comments on the *Draft Waste Action Plan*?

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Department of Primary Industries, Parks, Water and Environment

Phone: (03) 6165 4599

Email: WAP.Enquiries@dpiwpe.tas.gov.au

www.dpiwpe.tas.gov.au

Attachment 2 - Draft Waste Action Plan - NTWVG Submission - Draft V3

Northern Tasmanian Waste Management Group
(NTWVG) submission on the Tasmanian
Government's *Draft Waste Action Plan*



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If further information on this submission is required, please contact:

Michelle Ogulin
 Natural Environment Officer – Strategy
michelle.ogulin@launceston.tas.gov.au / 03 6323 3617

or

Michael Attard
 Waste and Environment Officer
michael.attard@launceston.tas.gov.au / 03 6323 3394

Abbreviations

C&D	Construction and demolition
C&I	Commercial and industrial
CCWS	Cradle Coast Waste Services
CPI	Consumer price index
CRS	Container refund scheme
EPA	Environment Protection Authority
FOGO	Food and garden organics
LWC	Launceston Waste Centre
MRF	Materials recovery facility
NTWMG	Northern Tasmanian Waste Management Group
O-I	Owens-Illinois
UTAS	University of Tasmania

1 Opening remarks

- 1.1 The Northern Tasmanian Waste Management Group (NTWMG) welcomes the Tasmanian Government's commitment to improving Tasmanian resource recovery through the release of the Draft Waste Action Plan.
- 1.2 The NTWMG has been a foundation stone upon which much of Tasmania's current resource recovery achievements have been built. The NTWMG is leading the state in:
 - kerbside education through the daily kerbside recycling assessment program (nearly 36,000 households assessed since 2013)
 - infrastructure funding to government and industry, with \$460,000 given out since 2013 to support innovative waste diversion across Tasmania. Recipients of grant funding include Enviroinex, City Mission, local councils, local schools and childcare centres, UTAS and community organisations.
 - community recognition through the Waste NoT Awards.
 - communications, online and media promotions, including the statewide Rethink Waste website.
 - coordinated and consistent waste and resource recovery services across six northern Tasmanian councils including batteries, fluorescent lights, paint, e-waste, and household hazardous waste collections (both low and high toxicity hazardous materials collected).
 - data collection at all major landfills and transfer stations in northern Tasmania.
 - research, including into problematic materials such as tyres, gas bottles, construction and demolition waste, and organics, as well as research including landfill composition and kerbside bin audits, and the development of a Tasmanian specific transfer station best practice guide.
 - regional knowledge sharing through quarterly NTWMG meetings and the establishment of the annual Waste Forum with guest speakers from Tasmania and the mainland.
- 1.3 The NTWMG is highly regarded by its member councils and by members of the community including community groups and schools, as well as businesses in Tasmania.
- 1.4 The NTWMG is funded solely through its \$7.50/tonne landfill levy. The NTWMG has been collecting this levy since 2007, when it started at \$2/tonne. The NTWMG levy, collected on all waste disposed to landfill from northern Tasmania, is essential for enabling the NTWMG to achieve tangible, practical and coordinated waste and resource recovery outcomes across Tasmania. The levy also pays for the salaries of 2.88 full time equivalent staff.
- 1.5 **The NTWMG strongly advocates the Tasmanian Government to:**
 - **guarantee funding and resourcing (and to increase funding over time) to the NTWMG at levels projected in the NTWMG's 2017–2022 strategy under any future statewide waste levy to ensure the NTWMG can continue to make a positive difference to waste and resource recovery in Tasmania.**
 - **acknowledge the substantial work, leadership and successes achieved by the NTWMG since 2007.**
 - **recognise the NTWMG as leaders in resource recovery, education, communication and sustainable waste management in Tasmania.**
 - **call upon the NTWMG to provide advice and expertise to the government on matters of waste and recycling in Tasmania.**
 - **consult extensively with the NTWMG about any future governance and funding arrangements arising from a statewide waste levy.**

2 Introduction

The important role of local government for achieving better waste and recycling outcomes for Tasmania

- 2.1 The NTWMG is providing this submission on behalf of its six member councils: Break O'Day, George Town, Launceston, Meander Valley, Northern Midlands and West Tamar. Each of these councils may also provide their own submissions in addition to being signatories to this submission.
- 2.2 Local governments in Australia play an essential role in waste and recycling management through the collection and transfer of household waste and recyclables to landfill and recycling facilities. In addition to the operational aspects of waste and recyclables collection, local governments also provide essential education to households to improve their recycling behaviour.
- 2.3 In northern Tasmania, two councils – Launceston and Meander Valley – operate putrescible landfills in addition to providing kerbside services. Georgetown Council operates an inert landfill. The City of Launceston has also taken a leadership role in Tasmanian waste management by establishing a commercial food and green organics composting facility at the Launceston Waste Centre (LWC).
- 2.4 Local governments in northern Tasmania have demonstrated their commitment to improving resource recovery and have had significant successes working together to achieve positive regional improvements to resource recovery and education. Through the NTWMG, northern Tasmanian councils have a detailed, comprehensive and evidence-based program of projects and services that are achieving significant improvement to resource recovery in the region. This places northern Tasmanian local governments in a strong position to provide advice and information to the state government on how best to achieve waste management improvements at the local level.
- 2.5 Northern Tasmanian councils collectively took a leadership role in 2007 when they established the NTWMG. The NTWMG exists to provide advice, funding and education to better manage waste and recycling in northern Tasmania. It also plays a critical role in facilitating regional collaboration and consistency in waste and recycling services and projects, and in the provision of region-wide education. All of these services, education and projects are paid for through a voluntary waste levy which the northern councils all agreed to implement in 2007 in order to achieve improvements in waste management.
- 2.6 A priority for northern Tasmanian councils into the future is to ensure the NTWMG can continue to deliver its successful programs under a statewide levy. The NTWMG councils are motivated to maintain the NTWMG's successes and welcome an opportunity to expand the NTWMG's program offering and build on achievements made.
- 2.7 While we congratulate the Tasmanian Government for proposing a statewide waste levy, we also welcome the opportunity for ongoing discussions with the Tasmanian Government on the introduction of a statewide waste levy and how the NTWMG can expand on its achievements alongside the introduction of a statewide levy.
- 2.8 The NTWMG supports the proposed levy and other initiatives in the *Draft Waste Action Plan*. However, we have some concerns we would like the government to address:

- The member councils of the NTWMG wish to see the NTWMG's role and functions maintained and expanded upon under a statewide levy. We believe it is essential that the NTWMG, which has achieved significant outcomes since 2007, receive sufficient funding to enable it to continue delivering waste and resource recovery projects for the benefit of northern Tasmanians, as per the NTWMG's [2017-2022 strategy](#). The member councils want to maintain staffing and resources at their projected rate to ensure continuity, and expansion, of services, projects and education to northern Tasmanian councils, businesses and residents.
 - We support a statewide levy, however, our strong preference is for the government to reinvest all of the funds raised through a statewide waste levy back into waste and resource recovery initiatives and programs. We share concerns expressed by councils and waste industries in other jurisdictions that landfill levies in other states act as a budget offset mechanism with insufficient monies reinvested back into waste and recycling infrastructure and programs. Our preference is for levies to be reinvested into waste and recycling services, education, projects and infrastructure and for levy disbursement to be transparent.
 - Tasmania faces logistical challenges, namely more difficult access to mainland and international markets by virtue of being an island. Having a relatively small population of only 520,000 people, waste and recycling in Tasmania also faces challenges of economies of scale, which can make the ongoing viability of recycling difficult. This is especially so with volatile commodity prices and tighter international import restrictions. We strongly advocate for the government to raise sufficient levy income to help offset some of these logistical challenges to help ensure the viability of Tasmania's recycling industry into the future.
- 2.9 We welcome the opportunity to discuss with the government the legislative and regulatory mechanisms that will apply to a statewide waste levy. We also welcome the opportunity to discuss the future governance arrangements for the NTWMG and state government under a statewide levy.
- 2.10 We welcome the opportunity to discuss with the government the best way to achieve waste and resource recovery improvements in Tasmania using our extensive experience as leading managers of waste and recycling services in Tasmania.
- 2.11 We have provided specific comments on each section of the Draft Waste Action Plan below.

3 Comments on the statewide waste levy

The need for a hypothecated account and allocated resources to regional bodies

- 3.1 We support the introduction of a statewide waste levy. We encourage the government to hypothecate the waste levy into a dedicated account for reinvestment back into waste and recycling programs. This is preferred over the levy being placed into general revenue, as occurs in NSW. An arrangement similar to South Australia's *Green Industry Fund* where the levy is accumulated into a dedicated resource recovery fund is preferred to ensure funds remain quarantined for waste and recycling initiatives (Green Industries SA Act 2004, Part 3, S. 17).
- 3.2 We assume the NTWMG will need to cease collecting a voluntary levy if a statewide waste levy is introduced. The NTWMG plays a critical role in delivering programs and services for its member councils, from education of households to managing contracts that enable recycling of, among other items, batteries, paint, e-waste and polystyrene from member councils. The voluntary regional levy has allowed the NTWMG to achieve the following:

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- Since 2012 the NTWVG has diverted over 17,500 tonnes of materials from landfill. This includes many toxic or hazardous materials, including batteries, paint, e-waste and household hazardous waste. Without the regional waste levy, these multi-council recovery projects would not have occurred.
 - A regional levy has allowed the group to undertake extensive community education through over 58,000 daily kerbside recycling bin assessments, community and school visits, funded the development of a statewide website – [Rethink Waste](#) and provided nearly \$460,000 in funding for waste infrastructure, including a tyre de-rimmer, transfer station upgrades, school recycling infrastructure and a polystyrene extruder.
 - Rolling out region-wide electronic data collection from regional transfer stations, as well as undertaking kerbside bin and landfill audits every four years. Data from these projects has provided invaluable information for the NTWVG's priority projects and provided the impetus for selection of materials for recovery.
 - Development of a five-year [Tasmanian Waste Communication Management Plan 2017-2022](#) a Tasmanian-centric communications plan between the NTWVG and the Cradle Coast Waste Services (CCWS) group. This plan has enabled consistent education and advice about waste and recycling to be disseminated across north, north west and southern Tasmania using print, radio, TV, internet and social media formats.
 - With support from the NTWVG, the City of Launceston has been able to reduce organic waste to landfill with the establishment of commercial composting at the LWC.
- 3.3 If a regional levy no longer exists, to enable the NTWVG to continue its success in increasing resource recovery in northern Tasmania, we believe resources from a statewide levy should be allocated to the NTWVG to both continue and expand on its work. The NTWVG is highly respected by its member councils for the significant outcomes it has achieved since 2007. All member councils strongly advocate for the NTWVG to continue being the delivery organisation for coordinated waste and resource recovery in northern Tasmania into the future.
- 3.4 The NTWVG's levy currently sits at \$7.50/tonne, with an intent to increase the levy to \$10/tonne by 2022 (NTWVG 2017, p. 11). The NTWVG's forecast income for 2019/20 is \$715,000 which will enable it to deliver a suite of projects, as shown in Appendix 1. If the NTWVG were to increase its levy to \$10/tonne as proposed, the forecast annual income increases to \$953,000.
- 3.5 Using the NTWVG's calculations in Table 1, a proposed waste levy of \$15/tonne could provide an annual income of \$1,035,384 to the NTWVG (and another two waste groups if the government deemed this proposal appropriate). This level of funding would enable maintenance of the NTWVG's current staffing, programming and services. It would also provide \$3.1 million to the state government to develop state policies, strategies and programs to improve waste management and to deal with legacy issues (e.g. landfill rehabilitation) and to support new infrastructure (i.e. through loans or grants).
- 3.6 We ask the government to consider increasing the levy annually to enable expansion of waste and recycling services into the future.

Table 1: Estimated Tasmanian waste levy and possible option for disbursement

Tonnes	414,154*	50% to state, 50% to groups			
Levy rate	Income	State gov't	NTWMG	South	North West
\$10	\$4,141,535	\$2,070,768	\$690,256	\$690,256	\$690,256
\$15	\$6,212,303	\$3,106,151	\$1,035,384	\$1,035,384	\$1,035,384
\$20	\$8,283,070	\$4,141,535	\$1,380,512	\$1,380,512	\$1,380,512
\$25	\$10,353,838	\$5,176,919	\$1,725,640	\$1,725,640	\$1,725,640
\$30	\$12,424,605	\$6,212,303	\$2,070,768	\$2,070,768	\$2,070,768
\$35	\$14,495,373	\$7,247,686	\$2,415,895	\$2,415,895	\$2,415,895
\$40	\$16,566,140	\$8,283,070	\$2,761,023	\$2,761,023	\$2,761,023

SOURCE: EPA Tasmania 2017

- 3.7 We strongly advocate for the NTWMG to be resourced in a way that allows it to keep delivering outputs and expanding on its services, such as data collection, recycling services and community education. We trust that a statewide levy will also enable the NTWMG to continue and expand its role as a facilitator of regional resource recovery projects and services in northern Tasmania. Table 1 provides an example of how resourcing for the NTWMG might occur.
- 3.8 We advocate for the ability of the NTWMG to apply for additional funding from the statewide waste levy for specific or innovative waste recovery projects to meet regional needs or state waste policies. This could be similar to funding rounds run by other state governments for waste and resource recovery infrastructure.
- 3.9 In NSW, the waste levy increases by the consumer price index (CPI) annually (Protection of the Environment Operations (Waste) Regulation 2014). We advocate for an annual CPI increase to the Tasmanian waste levy to ensure the levy maintains its value in real terms.

Consulting on draft legislation about the mechanisms of levy collection, including rebates and levy collection requirements

- 3.10 We ask that the government consults with the NTWMG and its member councils regarding the legislative mechanisms for collecting the levy. This includes providing councils with information on the kind of record keeping required by councils for levy collection at sites with and without weighbridges, and also on the weight conversion factors to be used for sites without weighbridges.
- 3.11 We would welcome the opportunity to discuss the waste categories for which a landfill levy will apply. This is particularly important as clean fill is currently accepted for free at the LWC and thus no regional NTWMG levy applies. If clean fill is to incur a levy, the City of Launceston will need to give sufficient notice to users that a future fee will apply. We note that both Victoria and NSW apply a landfill levy for clean fill/natural excavated materials (NSW EPA 2018, EPA Victoria 2016), and South Australia is about to introduce a levy on clean fill (EPA South Australia 2019a).

However, Victoria offers an annual rebate for cover material which is equal to 15% of all waste disposed at a given landfill (EPA Victoria 2016), and South Australia is considering introducing a 10% landfill cover deduction on waste levies which avoids the need to offer rebates (EPA South Australia 2019a). Our preference is to have a deduction for clean fill/cover, as per South Australia's proposed arrangements, to avoid the potential for fraud from mislabelled waste (Senate Environment and Communications References Committee 2018, p. 48, EPA South Australia 2019a, p.7).

- 3.12 We would like the opportunity to discuss with the government how a levy would apply to organics processing which occurs within a landfill site. Food and garden organics (FOGO) enter the LWC's landfill site in order to be processed at a composting facility which is located on a capped part of the existing landfill. FOGO destined for the LWC's composting facility does not incur the regional \$7.50/tonne levy even though it enters the landfill site. We would like to discuss with the government how the levy may apply: will all materials entering a landfill site be subject to a levy, with a discount offered for daily cover and materials recycled/recovered (as is proposed for South Australia), or will certain materials be exempt such as materials destined for compost facilities? Our preference is the latter as we want to promote composting as the cheaper alternative to landfilling through a lower gate rate.
- 3.13 We would like to discuss with the government the opportunity to include a rebate for materials recovered from landfill for reprocessing. We propose that a rebate could apply to materials removed from within the landfill boundaries to be recycled, reprocessed or reused outside of the landfill. This is in line with Victoria's recycling rebate (EPA Victoria 2016). Such a rebate would provide an economic incentive to establish a commercial and industrial (C&I) / construction and demolition (C&D) recovery operation at a landfill face.
- 3.14 As a region with three active landfills managed by local government, we welcome the opportunity to discuss with the government any exemptions/deductions/rebates of a future waste levy such as, but not limited to:
- materials for construction works or roads at the landfill (i.e. operational use, see EPA South Australia's (2019a, p.8) proposed new regulations on a levy exemption for operational use of materials)
 - materials for bedding layers to protect a landfill's geomembranes/liners
 - materials for capping closed landfill cells
 - waste from a natural disaster
 - shredder floc from scrap metal recovery.
- 3.15 We ask that the government considers a levy exemption for asbestos which is already subject to poor disposal practices. A higher disposal rate may further discourage appropriate disposal of this hazardous material. The South Australian Government does not apply the levy for correctly packaged, secured and labelled asbestos (EPA South Australia 2019b).
- 3.16 Councils within the NTWMG provide a charitable concession for charitable waste disposal. In 2018/19, the City of Launceston concession was valued at \$28,000 and was provided to approved charities as an annual landfill disposal allowance. To ensure equity and fairness across the state, we ask the government to consider South Australia's approach of a reduced levy for charitable waste (EPA South Australia 2019b). Note that we advocate for this reduced levy rate because charities are often treated as waste sites with people dumping waste on charities instead of paying for disposal. Therefore appropriate compensation to charities to manage illegally dumped waste may be appropriate.
- 3.17 We ask the government to publish guidelines on the application of the levy, similar to the NSW EPA's 'Waste Levy Guidelines' (2018), or EPA Victoria's 'Calculating the landfill levy and recycling rebates' (2016).

Benefits of a weight based waste levy

3.18 We commend the government's intention to introduce a statewide waste levy. Levies provide an important market signal that landfilling is less desirable than the recovery of resources. A statewide waste levy will encourage investment in resource recovery infrastructure and change behaviour, particularly in the C&I and C&D sectors.

Limitations of a weight based waste levy

3.19 We encourage the government to consider resource recovery using a value perspective in addition to a weight-based perspective. While we fully support a weight-based waste levy, it can lead to perverse outcomes for high value but lightweight materials. For example, while recovering C&D makes overall recovery look good because C&D is heavy, recovery of materials such as food and green waste, and high value but comparatively light materials such as glass and aluminium, achieve a far superior economic outcome per tonne than concrete recovery, as shown in Table 2.

Table 2: Commodity prices for various materials (recyclate and virgin materials)

Material	Commodity price per tonne of recyclable materials	Virgin material commodity price (\$/t)
Aluminium	\$1,100*	\$1,900*
Concrete (aggregate)	\$18–19/tonne [^]	\$17.60 [^]
Glass (source separated)	\$70*	\$550–\$650*
Plastic PET	\$400*	\$1,300–\$1,400*
Plastic HDPE	\$500*	\$1,700–\$1,800*

SOURCES: * Sustainability Victoria & Waste Management and Resource Recovery Association of Australia 2019, p.

[^] Cradle Coast Waste Management Group & Northern Tasmanian Waste Management Group 2014a, p.42

3.20 For the longevity of the Tasmanian recycling industry, and to maximise job opportunities, we believe recovery should be geared towards higher value materials which provide a larger buffer against commodity price fluctuations and which build resilience within the recycling system.

3.21 The indicator of successful recycling is not necessarily the weight of materials recovered, but rather the value of materials to the economy and the job creation potential of that recovery. As noted by Peter Shmigel, the Chief Executive Officer of the Australian Council of Recycling:

"When you only look at waste and recycling by weight, you get pretty good outcomes in some areas, because you design instruments like landfill levies that are weight based, and then you get much lower outcomes around products, materials, streams and activities that are inherently lighter and that are more complex" (Senate Environment and Communications References Committee 2018, p. 113).

3.22 Coupled with economic value, we ask that consideration be given to the environmental outcomes from recovering different materials when determining mechanisms to recover materials. Table 3 shows the differences in environmental value for each tonne of materials recycled. As with economic value in Table 2, recycling concrete yields the lowest environmental benefit compared to lighter and more complex materials. Recycling concrete also saves the least landfill airspace compared to other more complex materials including glass and organics. Given organics, packaging and problematic plastics are all targets in the Draft Waste Action Plan, and with weight being less of a driver for recovery for these materials, we ask the government to consider additional incentives to encourage

recovery of these materials, whether they be regulatory (i.e. landfill bans) or financial (i.e. grants/low interest loans).

Table 3: Environmental benefits of recycling certain materials

Material	Greenhouse benefits (t/CO ₂ eq) /tonne recycled	Energy savings (gigajoules) /tonne recycled	Water savings (kL) /tonne recycled	Landfill savings (m ³) /tonne recycled
Aluminium	17.2	191.42	202.03	7.2
Concrete	0.02	0.35	1.28	1.2
Glass	0.62	6.85	2.44	2.4
Plastic PET	1.18	55.49	-22.56	13.9
Plastic HDPE	1.08	57.92	-3.58	13.9
Food and garden organics	0.25	0.18	0.44	45.8

SOURCE: NSW EPA 2016

4 Comments on a container refund scheme (CRS)

- 4.1 We support the implementation of a CRS. We ask the government to consider using existing transfer stations in northern Tasmania as depots for recovery of beverage containers. Using existing transfer stations may be a cheap and efficient way to establish the CRS as transfer stations already have much of the required infrastructure in place to recover these materials. Further, scout groups and other charitable organisations may also be worth considering when rolling out CDS as CDS could provide a valuable income stream for these types of organisations.

5 Comments on focus area 1: Moving to a circular economy

- 5.1 We agree with the strong focus on moving to a circular economy. The intent is sound and is recognised nationally and globally as the most contemporary and appropriate way to manage issues arising from waste generation.

We provide the following points in response to your question:

"What are the key opportunities for reducing waste, developing our resource recovery industry and shifting to a circular economy?"

- 5.2 We support the move to improve government procurement for using recycled or reclaimed products. We ask the government to involve local government and the NTWMG in developing training or procurement programs to promote more uptake of recycled materials.
- 5.3 In order to meet the intent of a circular economy, including maximising *"the value and use of materials at every stage of the life of a product or material"* (Draft Waste Action Plan, p.7), we ask that consideration be given to better recovery and recycling of a range of complex materials, not just those that are heavy. To achieve this, we encourage the government to consider multiple metrics to measure the success of recycling, not just weight, as discussed in section 2. A weight-only dynamic will fail to maximise the recovery of lightweight and complex materials simply because the economic incentive to recycle lighter waste is not as strong as heavier materials, such as C&D waste.
- 5.4 For example, glass recovered in Tasmania is generally reused only once into road base or pavers. Given that glass is infinitely recyclable, and using the principles of a circular economy, we should be seeking to maximise glass recycling back into glass packaging.

- 5.5 There are currently two main sources of recovered glass in Tasmania: source separated glass collected at regional transfer stations; and MRF-recovered glass from the kerbside recycling system. MRF-recovered glass is problematic and difficult to recycle back into glass packaging due to it being overly compacted and contaminated with other materials from within the kerbside recycling stream. This glass is more suited to reuse in road-base and/or construction. Glass from transfer stations, and the soon to be introduced CRS, is generally clean and colour sorted and should therefore be recycled above reuse, in line with the circular economy theory of maximising the value of materials.
- 5.6 Glass reprocessors, such as Owens-Illinois (O-I), seek larger quantities of high quality cullet because it reduces energy use and furnace maintenance costs due to less wear (Sustainability Victoria and the Waste Management and Resource Recovery Association of Australia 2019, p. 20). Cullet currently makes up 37% of input material in O-I's reprocessing, however, they are targeting up to 60% cullet in production and they appear open to paying for higher quality, source separated glass for use in their plants, including from Tasmania:
- "These [beneficiation] plants also receive some loads sent and paid for by O-I from regional locations where freight costs are high. This includes glass into Melbourne from Tasmania. O-I pays these suppliers a rate that recognises the extra cost of freighting." (Sustainability Victoria and the Waste Management and Resource Recovery Association of Australia 2019, p. 19).*
- 5.7 Meander Valley Council has provided colour sorted glass to O-I for ten years, at a cost to its ratepayers, as it sees this as a more productive use of what has become a single use product.

6 Comments on focus area 2: Governance

We provide the following points in response to your question:

"What are the primary waste management and resource recovery roles and responsibilities of governments, industry and the wider community?"

- 6.1 We believe groups like the NTWMG (and CCWS) have been leaders in Tasmania by achieving significant improvements in waste and recycling services, education and programs in the state's north.
- 6.2 The NTWMG plays an important role in developing regional strategies and plans that lead to regional improvements in waste and resource recovery activities, but which also lead to greater cooperation and collaboration between councils in a given geographic area. We would like to see this role continued and expanded upon under a statewide levy.
- 6.3 Given the experience and successes of the NTWMG (and CCWS), we strongly believe the NTWMG should continue delivering best practice waste services regionally while also providing expert advice to government during the development of statewide policies, plans and strategies.
- 6.4 We believe the role of the Tasmanian Government is to set the strategic direction for waste management in Tasmania. This includes developing infrastructure plans, policies such as landfill bans, waste recovery/recycling targets, strategies for the recovery of problematic and complex materials which are not easily recovered, and procurement policies.

- 6.5 We ask that the state government consults extensively with the NTWMG and its member councils during any policy, plan or strategy development. The NTWMG has extensive on-the-ground experience in delivering projects, providing education and managing regional waste and recycling contracts. Northern Tasmanian councils also have significant and valuable experience in managing waste at the municipal level but also commercially through landfill and composting operations and are well placed to provide this advice to state government as needed.

Governance arrangements under a statewide waste levy

- 6.6 In order for the state government to set statewide strategic direction, and regulate and administer the statewide waste levy, it may be worth establishing or empowering a state statutory authority to have responsibility to develop statewide strategies and policies, like Green Industries SA, the NSW EPA or Sustainability Victoria. As noted above, we support waste levy funds being used by the Tasmanian Government to take the leadership role in waste and resource recovery policy, plans and strategy development while the NTWMG continues to deliver, and expand on, its successful resource recovery projects, services and education programs.
- 6.7 We ask the government to consider formalising the relationship between state and local government to ensure clarity of purpose and to define responsibilities of different levels of government under a statewide levy. One possibility for how this could occur is outlined as follows:
- The Tasmanian EPA's role is broadened to enable it to lead policy, planning and strategy development, similar to the NSW EPA or Green Industries SA.
 - The NTWMG (and up to another two regional waste groups) is empowered and resourced to continue delivering on behalf of member councils but to also assist with the implementation of government plans and strategies.
- 6.8 We ask that consideration be given to formalising the roles of waste groups, like the NTWMG, under a future statewide waste levy. We believe it is important for the NTWMG to have clarity about its ongoing resourcing and its relationship to the state government. In determining the future governance arrangements, we request that the NTWMG and its member councils be consulted with.
- 6.9 By formalising the role and responsibilities of the waste groups, and by committing to resourcing them from the waste levy, the government can support consistent and coordinated development of the Tasmanian resource recovery industry. Regional waste bodies like the NTWMG can then be empowered to develop and deliver regional strategies, initiatives and projects in the context of, and in alignment with, state policies.

7 Comments on focus area 3: Data, innovation networks and resource recovery targets

We provide the following points in response to your question:

"What are your key data and information needs on waste and resource recovery?"

- 7.1 The NTWMG currently funds cross-council data collection from major transfer stations and landfills within northern Tasmania. Councils involved in the data capture network include City of Launceston, West Tamar, Meander Valley, George Town, Northern Midlands, Break O' Day and Dorset. The data service provision is through a company called Tasmanian Scale Company in conjunction with iWeigh, a waste database company.

- 7.2 Where there is a weighbridge in place at regional transfer stations and landfills, computers are integrated with the incoming weights. Transfer stations that use volume as a measure use mobile tablets. Both systems allow for printing of receipts and integrate with each council's I.T. and financial systems, assisting in streamlining the reporting and accounting systems while also allowing for more detailed reporting to the Tasmanian EPA.
- 7.3 The data collected includes:
- waste category
 - weight or volume of materials deposited
 - date of waste disposal
 - site of waste disposal
 - accounts
 - cost of disposal.
- 7.4 This data is available in real time using the iWeigh waste data collection system. The data currently allows the NTWMG and its councils to look at waste disposal trends and the success of various recycling services.
- 7.5 The NTWMG's data needs are reasonably well met by current data arrangements, with the NTWMG having invested over \$100,000 since 2017 on these systems. Nevertheless, there is scope to strengthen data collection through additional weighbridges and data collection infrastructure are some of the NTWMG's waste sites. We ask the government to review our data collection systems and potentially use these as a basis for statewide data collection and integration.
- 7.6 Notwithstanding the above, we believe there are data gaps from the C&I and C&D sectors. Currently there is nothing to compel reporting on recycling rates from these industries in Tasmania. The government may wish to consider using incentives to encourage full recycling reporting by these sectors by tying future loans or funding to annual data provision. Sustainability Victoria in the past has made it a condition of grant funding that industry provide data to an annual recycling industries survey.
- 7.7 We also believe that more clarity is required on what constitutes waste diversion and what calculations are to be used to determine waste diversion. A consistent method for determining waste diversion across Tasmania would be beneficial.
- 7.8 We also think there may be merit in considering using mass balance reporting across all waste sites in Tasmania to gain a better perspective of material flows across Tasmania.
- How will the NTWMG's data programs integrate with state data collection?***
- 7.9 Many different database platforms can be customised to communicate and share data with each other.
- 7.10 Currently all NTWMG councils can see their own waste data and, as administrators, the NTWMG can access all seven councils' data to gain a regional perspective. After the initial set up costs there is a regional annual website database/hosting fee of \$1,200 and each council also has an annual software support fee of \$1,800, paid for by the NTWMG.
- What information has this yielded in relation to C&D and organics, but also other waste streams?***
- 7.11 The regional database network provides capacity to access data on green waste and C&D volumes entering a facility in real time and also allows reporting on any other customised waste type or category as required.

We provide the following points in response to your question:

"How can we best use existing research and innovation networks, or establish new networks, to help address our waste and resource recovery challenges?"

- 7.12 The NTWMG has an extensive library of [research](#) undertaken since 2012. These publications are listed in Appendix 1. We ask the government to consider reviewing these documents when developing statewide plans and strategies for waste services and infrastructure.
- 7.13 We encourage the government to review the NTWMG's landfill composition data to get baseline information on the types of waste disposed to landfill in northern Tasmania. This information may assist the government measure changes in waste composition and disposal following the introduction of a waste levy. Note the NTWMG is again undertaking landfill and transfer station audits in 2019.
- 7.14 We ask the government to consider supporting a broader Tasmania-wide waste forum, similar to what the NTWMG currently hosts for northern Tasmania. This Tasmania-wide forum could invite Tasmania's waste industry and local governments to hear about the latest thinking in waste and resource recovery, but also provide an opportunity to gather stakeholder feedback on waste challenges facing Tasmania. Such a forum could provide valuable information to the government on issues facing Tasmanian businesses and local governments and may help identify emerging issues, as well as providing an excellent opportunity to build networks in the waste sector.

We provide the following points in response to your question:

"What are your views and suggestions on the targets presented?"

- 7.15 We support the targets as listed. However, as noted in section 2, we also encourage the government to set targets for those materials which are comparatively low in weight but which have a high economic value for recovery i.e. aluminium, glass (for recycling back into glass packaging) and plastics. We also ask the government to consider using the internationally recognised waste hierarchy as a guiding principle for future waste policies.
- 7.16 In addition, we would like to see some specific targets for the following areas:
- Glass for remanufacture back into glass packaging, especially glass recovered through the new CRS and from transfer stations. CRS provides an excellent opportunity to collect high quality sorted glass for remanufacture and we encourage consideration of targets for glass recycling.
 - Recovery of tyres for beneficial use rather than stockpiling.
 - Commercial organics recovery, especially from large institutions such as hospitals, casinos and hotels
 - Commercial recycling, especially from large institutions such as hospitals, casinos, museums, UTAS and hotels.
- 7.17 We encourage the government to consider landfill bans as an additional mechanism to a waste levy. Both the Victorian and South Australian Governments have introduced landfill bans on all electronic waste to landfill with corresponding funding to encourage development of reprocessing. A landfill ban of electronic waste provides a clear market signal that alternatives to landfilling are required and is one way of dealing with an often problematic waste stream for which a weight-based waste levy fails to adequately deal with. Similar to the approach in South Australia, other materials for which landfill bans could be considered include whitegoods, tyres, lead acid batteries, hazardous waste, fluorescent lighting and aggregated recyclables (EPA South Australia 2017).

We provide the following points in response to your question:

"Which waste streams would provide the best opportunities to make some early progress on the proposed targets?"

- 7.18 As noted in section 2, C&D is the area where the government is likely to see the quickest reduction in landfill disposal rates, purely because C&D is heavy and landfill levies are most effective for heavy materials.
- 7.19 To encourage additional recycling from the C&D and C&I streams (including waste from skip bins), we ask the government to consider waste levy rebates for materials recovered from within a landfill's footprint and taken offsite for reuse or recycling. The City of Launceston is considering establishing a C&D/C&I recovery facility on a capped part of the landfill. Having a levy rebate for materials recovered through this facility would provide a strong economic driver for establishing the facility and lead to a significant increase in materials recovered. By volume, C&D materials make up 31% of waste to Launceston's landfill and there is potential to recover over 11,000 tonnes of C&D materials per annum through such a facility (NTWVG 2017, p.18).
- 7.20 Another significant opportunity for recovery comes from both household and commercial organics recovery. Blue Environment's report (2014) for the Waste Advisory Committee states that 27% of total landfilled waste by weight in Tasmania is organic material. Both the MSW and C&I sectors generate significant amounts of organic material, with 54% of landfilled MSW waste and 26% of landfilled C&I waste consisting of food and garden organics (Blue Environment 2014, p. 19). While much focus has been on recovering household organic waste, there exists a significant opportunity to recover organics from the C&I sector. We ask the government to consider:
- investing in infrastructure to enable better recovery of organic material from the C&I sector.
 - providing a levy exemption for organics composted within a landfill site to encourage the C&I industry to take advantage of a lower gate rate than landfill disposal.
 - regulations or legislation for mandatory organics collection and processing, potentially including landfill bans of commercial organics.

8 Comments on focus area 4: Infrastructure planning

8.1 We support the intent and stated actions of this section.

We provide the following in response to your question:

"What do you consider are the highest priority infrastructure requirements for waste management and resource recovery in Tasmania?"

- 8.2 We ask the state government to consider developing a state infrastructure plan to identify strategic waste infrastructure needs based on forecasts of waste generation, transport routes, economies of scale, employment and economic opportunities, material flows and proximity to final markets. [South Australia's Waste and Resource Recovery Infrastructure Plan](#) (2018) provides an example of how state governments can provide clear direction and guidance on infrastructure investment. Importantly, this plan addresses infrastructure needs across the state as a whole but also on a region-by-region basis.
- 8.3 In the absence of a strategic statewide plan, it is difficult to adequately identify the highest priority infrastructure requirements or to assess the requisite land use planning requirements associated with different waste infrastructure.
- 8.4 Notwithstanding the above, the NTWVG considers the following as high priority for infrastructure investment in northern Tasmania based on our own analysis from reports commissioned:

Northern Tasmanian Waste Management Group (NTWVG): Submission on the Draft Waste Action Plan

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- C&I/C&D recovery at the LWC through a new purpose built facility.
- Small scale enclosed food and garden organics processing at council waste sites.
- Tyre recovery and reprocessing. In June 2019, the City of Launceston received a grant to recover tyres. Over eight days, over 2,400 tyres were dropped off for free at the LWC. This project exceeded expectations and demonstrated an unmet need for better tyre recovery and recycling. It also demonstrated that people want to do the right thing but they need the right incentive to do it. Anecdotally we are aware that a Tasmanian tyre reprocessor is struggling with tyre stockpiles and demand in the north, further strengthening the need for a strategic approach to tyre recovery.
- Permanent collection sites for high volume low toxicity household hazardous waste at major transfer stations across Tasmania.
- Funding to enable frequent collection days for high toxicity low volume chemicals across Tasmania.
- Upgrading major transfer stations across Tasmania to the NTWMG and CCWS's *Transfer Station Best Practice Guidelines (2014b)* and ensuring that all transfer stations offer a minimum service for recycling common materials including paints, batteries and soft plastics.
- Infrastructure support for large C&I businesses to recover food organics, including support for appropriate collection infrastructure at places such as tertiary institutions, hospitals, casinos, hotels and museums.
- Soft/film plastics collection for local reprocessing.
- Ensuring all materials recovery facilities (MRFs) in Tasmania operate to best practice and recover the same materials to facilitate consistent messaging about what can and cannot be recycled. This is especially important given Tasmania's small population and would make it easier to achieve economies of scale with infrastructure and education.
- Support for weighbridges and other data improvements including standardising waste type and volume capture using mobile waste database data systems for transfer stations, similar to what NTWMG has provided funding towards.

9 Comments on focus area 5: Supporting resource recovery across industry

9.1 We support the intent and stated actions of this section.

We provide the following in response to your question:

"How can governments, businesses and the community best support the development of resource recovery in Tasmania?"

9.2 The NTWMG believes the best way to support the development of resource recovery in Tasmania is the commencement of a waste levy which is hypothecated and reinvested into the waste and recycling industry.

9.3 The NTWMG also believes resource recovery in Tasmania would be best supported by clear and strategic policy and plans developed by the state government on waste and resource recovery infrastructure and services. We think the Tasmanian resource recovery sector would benefit from increased resources for strategic waste policy development and planning within the EPA (or another state statutory body similar to Green Industries SA, NSW EPA or Sustainability Victoria).

- 9.4 The NTWMG also believes it provides a critical role in facilitating resource recovery within councils and businesses in northern Tasmania. As noted by Blue Environment (2014, p.32), the waste groups, including the NTWMG, "*provide an important conduit for coordination of waste and resource issues between state government regulation and local government implementation*".
- 9.5 We encourage the government to formally acknowledge the importance of regional bodies like the NTWMG in delivering waste management and resource recovery services, education and innovation on behalf of their member councils in Tasmania.
- 9.6 Similar to Victoria and NSW, we ask the government to consider formalising the regional waste groups (possibly as statutory bodies or similar) and resourcing them appropriately through the proposed statewide waste levy. Such an approach would build on NTWMG's successes, including:
- an annual grants program. Grant recipients have included Environex which now takes soft plastics from across Tasmania for recycling back into new products.
 - funding the purchase of a polystyrene extruder at the LWC. The NTWMG also funds the transport of polystyrene from regional transfer stations in northern Tasmania to the LWC. By funding transport costs, the NTWMG is able to facilitate additional recycling from smaller regional and rural councils that might otherwise not have the resources to offer. The government, if a waste levy is introduced, could consider subsidising transport costs for small rural and regional councils to support the development of resource recovery in Tasmania, as is done by [Green Industries SA](#).
 - facilitating e-waste, domestic battery and paint collections across six member councils.
 - developing the [Rethink Waste Tasmania](#) website in collaboration with CCWS, which provides a one-stop portal of information on how households, schools and businesses can improve their resource recovery activities.
 - developing the joint NTWMG/CCWS Tasmanian Waste Management Communications Plan 2017–2022 (see Appendix 3)
 - educating households to recycle better through the daily household recycling assessment program. If households are better at recycling, the quality of materials increases which builds resilience in the Tasmanian resource recovery industry.
- 9.7 In addition to the development of a Tasmanian Market Development Study, we encourage the employment of a Tasmanian Market Development Officer to develop markets for recovered materials. Or, as an alternative, that the NTWMG is empowered and funded to undertake market development, as per Victorian Waste and Resource Recovery Groups.

10 Comments on focus area 6: Education and community engagement

- 10.1 The NTWMG believes the kerbside recycling system within its region is as good as those offered on the mainland. Indeed, with the City of Launceston and West Tamar Council adopting FOGO collections, it could be argued our kerbside recycling system is as good, if not better, than what is offered across a large part of mainland Australia.
- 10.2 A statewide waste levy should build on successes achieved by the NTWMG to enable further community education, particularly of households. A report into Australia's recycling system states that waste levies have a limited impact on reducing waste generated by households because households are charged a flat fee for waste disposal through their rates and no financial benefit is gained through reducing waste (Senate and Environment and Communications References Committee 2018, p. 51-52).

- 10.3 Additionally, recent analysis by JP Morgan on Australia's recycling system states "householders largely do a poor job at allocating various waste items into the correct bin for kerbside pick-up, and this makes it hard for the economics to stack up further on in the waste-processing chain" (Evans 2019).
- 10.4 We encourage the government to continue support for the NTWMG's education role and that it considers broadening kerbside education across Tasmania, similar to what is already offered by the NTWMG through its daily kerbside recycling bin assessment program. Since 2013, the NTWMG kerbside officers have assessed 61.5% of households (or 35,830 households) in northern Tasmania. Each household is provided extensive, tailored education on how to improve their recycling. In addition, the kerbside officers have:
- visited over 60 schools (primary and secondary) and child care centres across north and north west Tasmania
 - spoken to over 30 community groups about how to recycle better at home
 - hosted stalls at festivals and shows across the state, including at Agfest, the Longford Show and Tamar NRM Expo
 - undertaken waste audits at NTWMG schools
 - set up static kerbside recycling displays at member council offices and at shopping centres
 - worked with real estate agents to provide information on recycling for tenants.
- 10.5 We believe there should be consistent messaging on what can and cannot go into kerbside bins across all of Tasmania rather than by geographic area. This may help deal with some of the economies of scale issues and help build resilience in the recycling sector through achieving better quality product.

We provide the following in response to your question:

"Are you aware of any existing education materials that could be adapted for the Tasmanian context?"

- 10.6 The NTWMG has already developed extensive education materials for the Tasmanian context. The [Rethink Waste](#) website has fact sheets and general information for how to reduce and recover waste from businesses, households, schools and while out and about. Further, the NTWMG has its own [Rethink Waste Schools Program](#) which was developed especially for Tasmania.
- 10.7 Further resources should be invested in more targeted education of businesses to help them better understand their waste impacts and how to reduce them.
- 10.8 Additionally, in light of China's National Sword policy, and in the context of JP Morgan's aforementioned analysis, we believe further resources could go into helping households become better recyclers to build more resilience into the kerbside recycling system. We therefore ask that consideration be given to:
- adopting statewide consistent plain language around what can and cannot be recycled. According to Sustainability Victoria (2014), there are several waste and recycling terms which are not well understood in the community. These include: organics, commingled, residual waste, contamination, biodegradable, hard plastic, and soft plastic. While this study concerned Victorians, we have anecdotally heard of similar confusion about what different terms mean while undertaking our kerbside recycling bin assessments.
 - undertaking Tasmanian-based social research into community attitudes and drivers towards recycling to inform more targeted statewide education campaigns.

- a statewide advertising campaign (radio, print, TV, social media) to educate households on how to recycle right.
- developing targeted information for businesses, both small to medium enterprises and large businesses, on how to recycle and procure products that contain recycled materials and that are easily recyclable.
- developing protocols for recycling from events in Tasmania. Tasmania has several high profile events including Taste of Tasmania and Festivale that attract thousands of visitors. We ask that consideration be given to statewide guidelines to maximise event recycling.
- building on the success of NTWMG's recycling signage project by rolling out consistent public place and transfer station signage across all of Tasmania.

11 Comments on focus area 7: State and national policy and regulatory settings

11.1 We support the intent and stated actions of this section.

We provide the following in response to your question:

"Which policy or regulatory settings will help us achieve the targets in this plan and help stimulate the resource recovery industry?"

- 11.2 As noted in sections 5 and 8, we ask the Tasmanian Government to consider either empowering the EPA or establishing a body similar to Green Industries SA to develop statewide waste and resource recovery policies, plans and strategies.
- 11.3 We ask the Tasmanian Government to clearly articulate the roles of state government, the regional waste groups (including the NTWMG) and local government for delivering better resource recovery across Tasmania.
- 11.4 We request that the government consults with the NTWMG and its member councils on any amendments to the Environmental Management and Pollution Control regulations and Act.

12 Appendix 1

Forecast NTWMG income & expenditure

Median annual tonnes to Launceston Waste Centre since 2013/14: 95,274 tonnes

Forecast levy at \$7.50/t in 2019/20	\$714,554
Forecast levy at \$10/tonne in 2021/22	\$952,738

NTWMG 2019/20 budget

Item	NTWMG Projects 2019/20	Budget
1	<i>Priority waste theme: Organics</i>	
1.1	Regional organics kitchen caddies	\$ -
1.2	Regional organics education	\$ -
		\$ -
2	<i>Priority waste theme: C&D recovery and reprocessing</i>	
2.1	C&D recovery: business case and infrastructure	\$ 25,000
		\$ 25,000
3	<i>Priority waste theme: Household hazardous waste</i>	
3.1	Household hazardous waste biennial collection	\$ 50,000
3.2	Domestic batteries collections	\$ 15,914
3.3	Paint collection	\$ -
3.4	Fluorescent light collection	\$ 10,404
		\$ 76,318
4	<i>Priority waste theme: Problem wastes</i>	
4.1	E-waste collection	\$ 25,000
4.2	Glass recovery from transfer stations	\$ 5,000
NEW	Soft Plastics recycling trial	\$ 15,000
NEW	CD & DVD recycling	\$ 10,000
NEW	Polystyrene tial/recycling	\$ 12,000
		\$ 67,000
5	<i>Priority waste theme: Transfer station and data improvements</i>	
5.1	NTWMG transfer station infrastructure upgrades	\$ 100,000
5.2	Waste charging and consistent services	\$ 20,000
5.3	Kerbside waste composition audits (4 yearly)	\$ -
5.4	Landfill and transfer station composition audits (4 yearly)	\$ 120,000
5.5	Data collection - expansion to satellite transfer stations	\$ 12,000
		\$ 252,000

6	<i>Priority waste theme: Kerbside recycling assessments and community education</i>	
6.1	Kerbside recycling bin assessments and community/school education - salaries	\$ 98,023
6.2	Kerbside recycling bin assessment program - materials and training	\$ 20,269
6.3	Community events and displays	\$ 1,000
		\$ 119,292
7	<i>Priority waste theme: Share information about waste and recycling and raise awareness about the NTWMG</i>	
7.1	Regional/cross regional communications and education	\$ 30,000
7.2	Website management	\$ 1,500
7.3	Waste NoT Awards	\$ 5,000
7.4	Garage Sale Trail	\$ -
7.5	Recycle Coach phone app	\$ 13,265
7.6	Local government waste forum - biennial	\$ 10,000
		\$ 59,765
8	<i>Priority waste theme: Events, litter and illegal dumping</i>	
8.1	Event recycling - the right bins at the right place	\$ 20,000
8.2	Litter and illegal dumping hotspots, including PPR bins	\$ -
8.3	Illegal dumping strategy advocacy	\$ -
		\$ 20,000
9	<i>Resource recovery grants (covers organics; transfer station improvements; C&D priority waste themes)</i>	
9.1	NTWMG resource recovery grants program	\$ 75,000
		\$ 75,000
10	Administration	
10.1	Staffing x 2 P/T (equiv. to 1 FTE @ 50% NTWMG/50% CoL)	\$ 81,788
10.2	Training and conferences	\$ 7,500
10.3	Annual report and budget	
10.4	Strategy mid-term review	
10.5	Annual levy collection and administration charge	\$ 12,000
		\$ 101,288
TOTAL ALL PROJECTS		\$ 795,663

13 Appendix 2

NTWMG consultancies and reports 2011–2019

1. APC Environmental Management 2011, *Landfill Audit for the Northern Tasmanian Waste Management Group and Cradle Coast Authority*
2. APC Environmental Management 2012, *Service Level Strategies for Northern Tasmanian Waste Management Group*
3. APC Environmental Management 2012, *NTWMG 5 year strategy 2012–2017*
4. Blue Environment 2013, *Regional waste management and resource recovery pricing policy*
5. Blue Environment 2014, *Transfer Station Best Practice Guidelines*
6. Blue Environment 2016, *Northern Tasmanian Transfer Station Assessments*
7. Cradle Coast Authority, Northern Tasmanian Waste Management Group & the Southern Waste Strategy Authority 2012, *Strategic Review of the collection of Household Hazardous Waste in Tasmania*
8. DJR Environmental 2012, *NTWMG Organics Facility Feasibility Study*
9. EC Sustainable 2014, *NTWMG Residential Kerbside Bin Audit*
10. Hyder Consulting 2014, *C&D Management in the North and North West of Tasmania*
11. MRA Consulting 2014, *Regional Strategies for Sustainable Management of Recyclables: tyres/gas bottles/cooking oils*

13 References

Blue Environment 2014, *Tasmanian Waste Review – Final Report*, Report to the Waste Advisory Committee, Hobart

Cradle Coast Waste management Group & Northern Tasmanian Waste Management Group 2014a, *C&D Waste Processing: Feasibility study C&D waste processing*, report prepared by Hyder Consulting, NTWMG, Launceston

Cradle Coast Waste Management Group & Northern Tasmanian Waste Management Group 2014b, *Transfer Station Best Practice Guidelines*, report prepared by Blue Environment, CCWMG, Devonport & NTWMG, Launceston

Environment Protection Authority South Australia 2017, *Landfill bans*, EPA SA, viewed 23 August 2019,

https://www.epa.sa.gov.au/data_and_publications/standards_and_laws/waste_to_resources_policy/landfill_bans

Environment Protection Authority South Australia 2019a, *Explanatory paper – waste levy collection at landfills: Reforming waste management – creating certainty for an industry to grow*, EPA SA, Adelaide

Environment Protection Authority South Australia 2019b, *Waste levy*, EPA SA, viewed 14 August 2019, https://www.epa.sa.gov.au/business_and_industry/waste-levy

Environment Protection Authority Tasmania 2017, *Annual Waste Data*, EPA Tasmania, viewed 9 August 2019, <https://epa.tas.gov.au/regulation/waste-management/annual-waste-data>

Environment Protection Authority Victoria 2016, *Calculating the landfill levy and recycling rebates*, EPA Victoria, Carlton

Evans, S 2019, 'Households don't know how to recycle properly', *Australian Financial Review*, 13 August 2019, accessed from <https://www.afr.com/companies/infrastructure/aust-households-don-t-know-how-to-recycle-properly-20190813-p52qnl>

Green Industries 2018, *South Australia's Waste and Resource Recovery Infrastructure Plan*, Green Industries SA, Adelaide

Northern Tasmanian Waste Management Group 2017, *NTWMG five-year strategy: 2017–2022*, NTWMG, Launceston

NSW Environment Protection Authority 2016, *The Recyclerator*, viewed 31 July 2019,

<https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/recyclerator>

NSW Environment Protection Authority 2018, *Waste Levy Guidelines*, NSW EPA, Sydney

Senate Environment and Communications References Committee 2018, *Never waste a crisis: the waste and recycling industry in Australia*, SECRC, Canberra

Sustainability Victoria 2014, *Drivers and barriers affecting kerbside recycling behaviour in Victorian Households in 2014*, Sustainability Victoria, Melbourne

Sustainability Victoria & Waste Management and Resource Recovery Association of Australia 2019, *Recovered Resources Market Bulletin June 2019: Victorian Market Intelligence Pilot Project (Edition # 03)*, report prepared by Envisage Works, IndustryEdge and Sustainable Resource Use, SV & WMRR, Melbourne

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Cited legislation and regulations

Green Industries SA Act 2004 (SA)

Protection of the Environment Operations (Waste) Regulation 2014 (NSW)

DRAFT

19 CORPORATE SERVICES DIRECTORATE ITEMS

19.1 Local Government Legislation Framework Review - City of Launceston Submission on the Reform Directions Paper

FILE NO: SF0081

AUTHOR: Leanne Purchase (Acting Manager Corporate Strategy)

DIRECTOR: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider the content of City of Launceston's submission on the Local Government Legislation Framework Review - Reform Directions Paper.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 26 September 2019 - Local Government Legislation Review

Workshop - 17 September 2019 - Review of Tasmania's Local Government Legislative Framework - Development of City of Launceston Submission on the Reform Directions Paper

Council - 7 March 2019 - Agenda Item 19.5 - Local Government Legislation Framework Review

RECOMMENDATION:

That Council endorses the following as the City of Launceston's submission in respect of the Local Government Legislative Framework Review - Reform Directions Paper:

Proposed reform	City of Launceston position
<i>Representative and Democratic Councils - Elections</i>	
5. Reform eligibility for the General Manager's Roll	Supported
6. Reform the voting franchise to reflect 'one person, one vote' principle in any one municipality	Supported

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

Proposed reform	City of Launceston position
<i>Representative and Democratic Councils - Elections</i>	
7. Simplify the election process for the positions of mayor and deputy mayor	City of Launceston supports the popular election of the Mayor as explained at 7C on page 15 of the Reform Directions Paper, recognising that the legislation will need to cater for a situation where the successful candidate does not wish to accept the office of Mayor. Additionally, City of Launceston's view is that this process should apply to the election of Deputy Mayor. City of Launceston does not support the 'around the table' election of Deputy Mayor as this under-values the role of Deputy Mayor
8. Make alternative voting methods available	Supported
9. Simplify the voting process to reduce informal voting rates	Supported
10. Introduce caretaker provisions to reduce major policy and contractual decisions that may bind an incoming council, and avoid the inappropriate use of ratepayer resources during an election	Supported in principle, with a particular interest in understanding the detail behind this eg. how it is proposed to manage urgent matters, and notices of motion
11. Move administration of the General Manager's Roll from councils to the Tasmanian Electoral Commission	Supported
12. Introduce a pre-nomination training package	Supported
13. Introduce a candidate nomination fee	Not supported
14. Require the disclosure of gifts and donations by all local government candidates received during the electoral period	Supported
15. Align eligibility requirements to nominate as a candidate with State eligibility requirements	Supported - City of Launceston suggests that there should be additional requirements such as a <i>Working With Vulnerable Children</i> accreditation
16. Remove the title of 'Alderman'	Supported, and in keeping with a previous decision of this Council

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

Proposed reform	City of Launceston position
<i>Councils connected to their communities - community engagement</i>	
17. All councils will develop and adopt a community engagement strategy	City of Launceston is very supportive of, and active in, community engagement. However, this reform is not supported because the prescription described in the detail on page 21 of the Reform Directions Paper - it is not clear how the reform would benefit Councils and communities that are already working together
18. Removing prescriptive consultation requirements	Supported
19. Remove requirements for public meetings and elector polls	Not supported - it is unclear how prescription around alternatives to existing processes could be reasonably included in a strategic document (ie. the Community Engagement Strategy)
<i>Responsible and effective Councils - ethics and standards</i>	
20. Legislate the eight good governance principles	Cautiously supported - there is a need to understand how this would be managed and monitored in practice, how compliance is demonstrated, and how it operates with other reform initiatives eg. item 21 below
21. Set high-level financial management principles that encourage efficiency and value for money in council service delivery	As above
22. Establish core capability requirements for elected members	Supported - however, the City of Launceston questions the workability of this proposal
23. Require councils to publicly report the core capability training that each elected member has completed annually	Supported
24. Establish principles for all council staff that set minimum standards of behaviour	City of Launceston completely supports the setting of minimum standards of behaviour, but it is not clear how this reform would enhance what is currently achieved via employee codes of conduct, and it creates an opportunity for the creation of vexatious and frivolous complaints to be directed to Council officers
25. Prescribe minimum standards for general manager recruitment, contracts, performance management and termination	Supported

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

Proposed reform	City of Launceston position
<i>Responsible and effective Councils - ethics and standards</i>	
26. Include principles on complaints management in legislation	Cautiously supported - we are keen to understand the cost implications for independent reviews, and how the roles of existing agencies eg. Department of Premier and Cabinet, Integrity Commission, and the Ombudsman, may be clarified by the reform
<i>Responsible and effective Councils - transparency and flexibility in budget management</i>	
27. Ensure council rating policies consider taxation principles and align with their budget and planning documents	Not supported - further information is required to understand how taxation principles can be applied in the municipal context
28. Introduce more flexibility for councils to easily transition from one rating approach to another, to manage rating impacts on ratepayers	Supported
29. Establish an independent rates oversight mechanism	Not supported - this is cost burden to Councils, the value of which is questioned given the non-binding nature of the outcomes
30. Set principles or guidelines for setting fees and charges	Cautiously supported - but it must be recognised that it is not realistic for fees and charges to be reflective of the cost of the service being delivered. Councils require the ability to subsidise some fees and charges with income from particular revenue streams
31. Provide for a more autonomous and less prescriptive budget process	Cautiously supported - City of Launceston is keen to understand how this process works with current audit requirements
32. Clarify significant business activities	Supported, with interest in understanding how this operates in practice eg. with the exercise of enterprise powers as currently defined in the legislation
<i>Responsible and effective Councils - Council decision-making</i>	
33. Require electronic recording of council meetings to be publicly available	Supported
34. Simplify what is a conflict of interest	Supported

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

Proposed reform	City of Launceston position
<i>Responsible and effective Councils - Council decision-making</i>	
35. Enhance the integrity of council decisions made when exercising statutory powers	Supported, and interested to understand other examples (ie. outside development applications) where this may be applicable
<i>Responsible and effective Councils - oversights and interventions</i>	
36. Strengthen the information gathering powers of the Director of Local Government	Supported - however, an alternate approach to this issue may be to consider facilitating sectoral consistency for audit panels so that guidance and advice can be developed, in preference to the Director of Local Government having a policing function
37. Create a power for the Director to Local Government to require an undertaking from a council as a measure to address compliance issues	Cautiously supported - the reform does not propose the review of any undertakings to determine whether they have been effective in resolving non-compliance issues
38. Establish a Monitor/Advisor role	Not supported - it is not clear that the Monitor/Advisor and Financial Controller (item 39 below) would have sufficient influence to impact a Council's situation
39. Establish the power to appoint a Financial Controller	See above
40. Continue to conduct formal investigations by the Director of Local Government	Supported
41. Provide for the Minister to dismiss a council or individual councillor	Supported
42. Create offences for mismanagement and to address poor governance (maladministration)	Cautiously supported - detail is required to understand how this reform operates with other proposed reforms such as the good governance principles, and with the power that sits in other legislation
43. Simplify the complaints' framework	Supported
<i>Responsible and effective Councils - Council performance reporting</i>	
44. Introduce a local government performance monitoring framework	Supported
45. Require councils to publish a compliance statement in the Annual Report	Cautiously supported - with a need to understand what associated legislation is to be considered

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

Proposed reform	City of Launceston position
<i>Responsible and effective Councils - Council performance reporting</i>	
46. Remove prescription around Annual Report	Supported - however, it is considered that there needs to be a base level of content that is required
<i>Adaptable Councils - collaboration</i>	
47. Introduce provisions that support efficient and high-quality council operations and collaborative shared service opportunities	Supported
48. Introduce the option to create Regional Councils	Not supported - City of Launceston is of the view that better outcomes could be achieved by amalgamation
<i>Adaptable Councils - model by-laws</i>	
49. Create model by-laws for common issues, with streamlined administrative processes	Supported
<i>Strategic reviews - Local Government Board</i>	
50. Strategic reviews of councils	Supported
51. Voluntary amalgamation	It is the City of Launceston's view that the State Government needs to take a lead in delivering an amalgamation process which is not contingent upon voluntary support

REPORT:

The Tasmanian Government is conducting an extensive review of the Local Government Legislation Framework. The review is being conducted in four phases.

The purpose of Phase 1 was to identify issues with the existing local government legislation framework. The City of Launceston's (CoL) submission in respect of Phase 1 is attached for reference (Attachment 1).

The review is currently in Phase 2 - consultation on reform options. The reform options are presented in a Reform Directions Paper. The CoL's submission in respect of the Reform Directions Paper is due by 5.00pm on Friday, 4 October 2019.

The position put forward in the Recommendation is collated feedback from Councillors (via a Workshop on 26 September 2019), City of Launceston's Executive Management Team and a group of Council Officers. The Reform Directions Paper that was referenced during these discussions is included for reference as Attachment 2.

**19.1 Local Government Legislation Framework Review - City of Launceston
Submission on The Reform Directions Paper ...(Cont'd)**

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

ATTACHMENTS:

1. City of Launceston Submission in Respect of Phase 1 (*electronically distributed*)
 2. Reform Directions Paper (*electronically distributed*)
-

19.2 Great Regional Cities Challenge

FILE NO: SF0135

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a funding request from Community Led Impact Partnerships Pty Ltd for the *Great Regional City Challenge Trial* until 30 June 2021.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 26 September 2019 - Great Regional Cities Challenge

Council - 4 April 2019 - Great Regional City Challenge Project Proposal

Workshop - 14 February 2019 - Great Regional City Challenge

RECOMMENDATION:

That Council agrees:

1. to provide a financial contribution of \$20,440 to Community Led Impact Partnerships Pty Ltd for the delivery of a *Great Regional City Challenge* trial until 30 June 2021;
 2. that Community Led Impact Partnerships Pty Ltd will need to provide a comprehensive report to funding partners at the completion of the trial fully outlining the details of the challenge and assessing whether the project objectives have been achieved; and
 3. that the funding of any future funding rounds of *Great Regional City Challenge* will be made following receipt of the project report.
-

REPORT:

At its Meeting held on 4 April 2019, Council considered its participation in a proposed community activation project proposal entitled, the *Great Regional City Challenge*. The project is being driven by Mr Owen Tilbury of Community Led Impact Partnerships Pty Ltd (CLIP). At this time Council resolved to:

- (1) provide its in-principle support for the community activation project proposal entitled, the *Great Regional City Challenge*;
 - (2) offer CLIP a one-off financial contribution of \$5,000 to enable the completion of a feasibility study for the project; and
-

19.2 Great Regional Cities Challenge ...(Cont'd)

- (3) advise that the feasibility study would need to demonstrate a sustainable funding stream, which is not dependent upon predominantly Local Government funding. Additionally, following completion of the feasibility study, it will be necessary for CLIP to achieve the support of each of the Greater Launceston Plan area Councils for the project before it may progress to a pilot stage.

The *Great Regional City Challenge* project is a community-led initiative that seeks to deliver cost-effective results with a goal of transforming Launceston into one of the great regional cities of the world. The project would seek to create positive changes in the capacity and attitude of the community long-term by:

- nurturing a culture of aspiration and positive change across all places and demographics;
- activating the community and grow community pride;
- mobilising the hidden and more visible community leaders;
- involving those most impacted by the need for change and encourage them to take responsibility;
- building community capacity by training Community Builders; and
- building project skills by the use of the Community Led Impact Partnerships resources (<http://clipguide.net/>) and *Launceston Together* online resources (<http://launcestontogether.com.au>) so that practical and achievable community-led initiatives can drive the ongoing transformation of Launceston.

The structure of the *Great Regional City Challenge* is as follows:

1. The *Great Regional City Challenge* will pilot until 30 June 2021 as an innovative community activation that, if proven, will continue long-term to transform Launceston.
 2. The pilot will need around \$160,000. This includes \$100,000 project grants and \$60,000 facilitation and resource costs.
 3. Governance would be provided by a Councils' Governance Team (CGT) and a community based Greater Launceston Action Team (GLAT).
 4. Then, a 'call to action' to the community via media and other channels will provide a burning challenge for the community to be actively involved in making this region great.
 5. The *Great Regional City Challenge* will seek out up to 50 community-led projects that people and organisations in the community are passionate about and are motivated to lead. Community-led project outlines will be solicited by face to face presentations to groups of citizens, precincts, suburbs, satellite towns, community agencies, community/interest groups, small/medium/large enterprises (including social enterprise) and industry organisations.
 6. Twelve of these projects will be chosen by an online community vote based on how well they align with the four themes of the Greater Launceston Plan of Greater Launceston as a creative, liveable, diverse and connected/networked region.
-

19.2 Great Regional Cities Challenge ...(Cont'd)

7. Each of the selected 12 projects would be given \$2 - \$10,000 (from a pool of \$100,000 provided by the regional Councils and other supporters). Community Builders will be trained in community change and project facilitation skills to support the roll out of the projects. The CLIP resources (<http://clipguide.net/>) and *Launceston Together* online resources (<http://launcestontogether.com.au>) will be provided free of charge for the project team's use. Supplementary funding from other sources may also be sought, where applicable.
8. The Community Builders, CLIP and *Launceston Together* resources will also be made available to help the other projects, which were not selected for funding, to continue to develop/implement their own projects should they wish.
9. The 12 projects will be supported as a pilot over 12 plus months, with the intention for further rounds to follow a successful pilot, thus keeping up the momentum for this long-term challenge. Hence, at the end of 2020 the *Great Regional City Challenge* will be reviewed, revised and ideally, renewed for the long term to make Launceston truly one of the great regional cities of the world.

The focus (scale) of the project would be on the Launceston region defined by the Greater Launceston Plan (GLP) including the City of Launceston together with the George Town, Meander Valley, Northern Midlands and West Tamar Municipal areas.

The feasibility stage of the project is nearing completion with the business sector committing around \$135,000 in financial support towards the delivery of the inaugural *Great Regional City Challenge*. It is intended to run the inaugural program as a trial until 30 June 2021 to determine whether it will be sustainable into the future.

A contribution of \$40,000 is sought from the Local Government sector to support the private sector investment. CLIP has requested that the Greater Launceston Plan member Councils contribute funding to the program on a population basis, as follows:

	Pop	%	Contribution
City of Launceston	65,274	51.1	\$20,440
West Tamar	23,718	18.5	\$7,400
Meander Valley	19,282	15.1	\$6,040
Northern Midlands	12,822	10.0	\$4,000
George Town	6,764	5.3	\$2,120
Total	127,860	100	\$40,000

Additionally, a \$40,000 contribution is being sought from the State and Federal Governments (\$20,000 each) by CLIP, while support is also currently being sought from the WD Booth Philanthropic Trust.

19.2 Great Regional Cities Challenge ...(Cont'd)

In providing the initial funding support towards the feasibility study, Council indicated that the study would need to demonstrate a sustainable funding stream, which is not dependent upon predominantly Local Government funding. This has been achieved for the *Great Regional City Challenge* trial until 30 June 2021. Further, Council felt that it was necessary for CLIP to achieve the support of each of the Greater Launceston Plan area Councils. On this point, it can be said that discussions with the General Managers of these Councils has been positive and General Managers were impressed with the level of funding commitment provided by the private sector towards the project. A contribution from the Local Government sector in this instance would seem warranted to leverage the large public sector financial contribution which has been received.

In the likely event that the funding requirements for the project are met, it is intended that project will be delivered as follows:

Governance organised by end October

A Greater Launceston Action Team (GLAT) made up of corporate and government partner representatives will be formed to administer the funds. Discussions are currently occurring with the Northern Tasmania Development Corporation (NTDC) to administer the funding and auspice the GLAT

A Council Governance Team made up of the General Managers of the councils will provide oversight from the council perspective.

Campaign launch and promotion commences in early November

A major conference on Saturday, 2 November (at UTAS TBC) is planned on the topic of "Activating the Power of Community" with speakers from overseas, ACT, QLD and locally, who will provide best practice advice on the key success factors for activating regional communities, driving local economic activity, stimulating tourism and supporting regional jobs. This will be funded by a QANTAS grant (if successful) or from participants' ticketing. Speakers are expected to be free of charge.

This event, plus a community launch at the Harvest Farmers' Market and a cocktail party launch at, and, funded by Boags Brewery will mark the launch of the campaign and the beginning of the promotion via 5,000 brochures (with reference to the partners), TV/radio/press ads, social media and 1:1 presentations.

Proposed projects placed online by end February 2020

Brief Project Outlines will be solicited by promotion and 1:1 presentations to groups of citizens, precincts, suburbs, satellite towns, community agencies, educational institutions, community/interest groups, small/medium/large enterprises (including social enterprise) and industry organisations.

These will be placed online at www.launcestontgether.com.au

19.2 Great Regional Cities Challenge ...(Cont'd)

Projects voted on online by the community from March - April 2020

TV/radio/press ads plus direct marketing to interested bodies will motivate residents of NE Tasmania to vote for their pick of the projects.

This method has been used in the past by the Innovative Tasmanian Awards program (2015, 2016, 2017) with around 5,000 votes being cast and methods tested to prevent multiple votes from one resident. Note also that the NSW State Government (via Service NSW) uses a similar approach to deciding on the community preference for various projects in the different Sydney suburban areas (see <https://mycommunityproject.service.nsw.gov.au/>)

During this time Community Builders will be trained by the Great Regional City Challenge facilitators in community led project support skills and in the use of the www.clipguide.net process and the www.launcestontogether.com.au platform.

Selected projects announced for funding in May 2020

A gala *Great Regional City Challenge* event will be held at Federal Country Club to announce the selected projects for their share of the \$100,000 funding plus support by trained Community Builders, the CLIP process and the launcestontogether.com.au community platform. Those community groups whose projects are not selected for funding, but wish to proceed without funding, will also be given Community Builder support and access to the www.clipguide.net process and the www.launcestontogether.com.au platform.

Project funding and delivery 1 July 2019 - 30 June 2021

The projects will be funded and supported as a pilot over 12 months.

ECONOMIC IMPACT:

If successful, the project would create positive economic impacts within the northern region. For instance, the program could help to align interests and hotspots of innovation to support collective action and might be a community-led means to get businesses or service providers to cluster for mutual advantage.

Examples of *Great Regional City Challenge* projects might be established community members using their networks on the mainland to attract new business start-ups or business relocations to take advantage of Launceston's Giga-City status, low rents and contact networks or retiring business owners coming together to mentor other businesses to help them grow more sustainably.

ENVIRONMENTAL IMPACT:

While funding for environmentally focused projects is provided for through existing community and environmental grant programs, the project could be utilized to fund environmental projects where the outcomes accord with the GLP objectives.

19.2 Great Regional Cities Challenge ...(Cont'd)

SOCIAL IMPACT:

The *Great Regional City Challenge* would help connect people, online and face to face, who share similar interests and passions to work together on innovative projects that will make Launceston a better place. Projects would explicitly be sought by specific presentations to the creative arts, business, industry bodies, entrepreneurship and university sector. For example, a project to connect all the region's arts bodies to plan, work and share together might come from this process.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

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

Focus Areas:

3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.

The project is consistent with the following Greater Launceston Plan Key Directions:

Creativity and innovation - Encourage and facilitate creativity and innovation in all aspects of the daily life and business of greater Launceston and its relationship with the wider region.

Liveability and amenity - Support initiatives that build improvements to sustainable liveability and amenity that contribute to the health and wellbeing of the community.

Connected and networked region - Encourage and foster the development of world's best practice in information and digital technology in greater Launceston and the wider region to create business and employment opportunities for new services and product development.

Social inclusion and equity - socially inclusive communities will view individuals, families and communities through the lens of their inherent potentials or strengths, rather than deficits.

BUDGET & FINANCIAL ASPECTS:

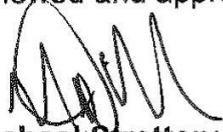
The proposed one-off financial contribution of \$20,400 can be accommodated within the existing 2019/2020 budget.

19.2 Great Regional Cities Challenge ...(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. *Great Regional City Challenge: September Update*

Attachment 1 - Great Regional City Challenge: September Update

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Great Regional City Challenge: Update 9 September 2019

Vision

The Great Regional City Challenge, has a Vision of "an engaged and motivated Launceston community which will play an active part in making Greater Launceston one of the great regional cities of the world, a city that is creative, liveable, diverse and connected/networked"

The Vision aligns to the Greater Launceston Plan, the City Deal and the NTDC Regional Economic Development Plan each of which have themes supportive of a *creative, liveable, diverse and connected/networked* **region**. (Note: this campaign covers the NE region of Tasmania).

Components

It has three components that will ensure that it is a successful region-wide community engagement and positive change campaign:

1. A motivational region-wide campaign that engages the **people** of the NE Tasmania regional community to drive projects that they are motivated to lead, projects that aim to create Launceston as one of the great regional cities of the world
2. A community led impact partnership (CLIP) **process** which has been developed by Community Led Impact Partnerships and which is freely available for use by anyone at www.clipguide.net. This process and its website is owned by CLIP Pty Ltd and cost \$50,000 to set up.
3. A community engagement online **platform**, which is the site for online voting by the community to select the dozen or so best projects and provides a home for community projects. This will reside on the www.launcestontogether.com.au website once live. This site is owned by Anglicare, Uniting Tasmania, Lstn City Mission, Salvos, Catholic Care and Volunteering Tasmania and cost \$60,000 to set up.

Note: The Great Regional City Challenge trial until June 30 2021 will be **facilitated by Owen Tilbury and Peter Murden of the Community Led Impact Partnerships (CLIP) Pty Ltd**. Both are experts in facilitation and community development. They will be paid a nominal \$2,000/month.

Timeline

1. Funding approved by end October, 2019
 - 1.1 Corporate Support

Funding of cash and/or services at market value, that are now confirmed in the different strategic theme categories is as follows:

1. **A Creative/innovative Region:**
 - a. UTAS, Kingthing, MONA FOMA, Scotch Oakburn College

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2. **A Livable Region:**
 - a. Hawthorn Football Club, One Agency, Harvest Farmers' Market, Southern Cross TV, Tasmanian Broadcasters, Examiner,
3. **A Diverse Economic Region:**
 - a. Forico, Ruddicks Chartered Accountants, Federal Country Club, Boags, Cityprom Launceston (VIBE funding for appropriate projects),
4. **A Diverse and Sustainable Community:**
 - a. St Giles, Foot and Playsted, Launceston Together (Consortium of major community groups including Lstn City Mission, Salvation Army, Volunteering Tas, Anglicare, Uniting Tasmania, Catholic Care have offered a Company Limited by Guarantee structure to the Challenge)
5. **A Connected/Networked Region:**
 - a. Optus, Launtel, Eaglecrest Technologies

Confirmed support for the Great Regional City Challenge stands at 29 August at \$137,000 + GST in cash and services at market value (eg TV/radio time, accounting, printing, social media and design services).

, Qantas Regional Grant will be announced in October. Further partners such as Launceston Church Grammar, MyState Financial and St Lukes are also being approached at this point, as will others.

This indicates significant bottom-up community/corporate support for the Great Regional City Challenge..

1.2 Government and Philanthropic Support

Now that the corporate sector has been reached government and philanthropic support is being requested as follows.

- **Regional councils \$40,000**– a meeting on Friday, May 24 of the General Managers of the greater Launceston region was supportive of the Great Regional City Challenge subject to the corporate/community support of \$60,000 being forthcoming.

NTDC has provided a written indication of support and has requested that the Great Regional City Challenge be extended to encompass ALL the regional councils of North East Tasmania including Dorset.

Now that corporate/community target has been met the elected members of these councils have been requested to approve their share of the needed \$40,000 funds covering the period October 2019 – June 30 2021. **This is expected to be approved in September 2019**

- **State government \$20,000**– John Perry and Catherine Murdoch (Coordinator General Department) are seeking government funding support the Great Regional City Challenge as it:
 - **aligns** with the City Deal, NTDC Economic Development Plan and the Greater Launceston Plan objectives
 - is **region-wide** canvassing ways in which Launceston and the greater region can be more innovative/creative, diverse, livable and connected/networked.

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- generates numerous projects from **ALL sectors** of the community (young, older, people with disability, LGBTIQ, disadvantaged, higher socio-economic etc) yielding positive economic, community and environmental results
- builds **community capacity** by training Community Builders to support selected and also non-funded projects.
- has **processes and a platform** that – free of charge - can guide and connect community projects to increase their chances of success
- is **long-term** creating cultural change over a decade (following the successful 2020-21 trial)
- **Federal government \$20,000**– Bridget Archer MP for Bass has indicated support, as has Treasurer Josh Frydenburg MP at his recent visit. An appropriate department or programme is being sought as the donor for this amount
- **Philanthropic support \$20,000** - WD Booth Philanthropic Trust has indicated support for the Great Regional City Challenge and will take the proposal to the next Board meeting.

2. Governance organised by end October, 2019

A **Greater Launceston Action Team (GLAT)** made up of corporate and government partner representatives will be formed to administer the funds either by:

- A Company Limited by Guarantee structure (value \$2,000) has been offered to the GLAT by Launceston Together (Consortium of major community groups including Lstn City Mission, Salvation Army, Volunteering Tas, Anglicare, Uniting Tasmania, Catholic Care)
- NTDC or The Launceston Chamber of Commerce auspicing the governance

Setting up the new directors and registering a bank account in the name of the Great Regional City Challenge's Greater Launceston Action Team (GLAT) will be undertaken by GRCC partner Ruddicks Chartered Accountants.

A **Council Governance Team** made up of the General Managers of the councils will provide oversight from the council perspective.

3. Campaign launch and promotion commences 2nd November, 2019

A major conference on Saturday 2nd November is planned on the topic of "Activating the Power of Community" with speakers from overseas, ACT, Qld and locally, who will provide best practice advice on the key success factors for activating regional communities, driving local economic activity, stimulating tourism and supporting regional jobs.

This event plus a community launch at the Harvest Farmers' Market and a cocktail party launch at and funded by Boags Brewery will mark the launch of the campaign and the beginning of the promotion via 5,000 brochures (with reference to the partners), TV/radio/press ads, social media and 1:1 presentations.

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4. Proposed projects placed online by end February, 2020

Brief Project Outlines will be solicited by promotion and 1:1 presentations to groups of citizens, precincts, suburbs, satellite towns, community agencies, educational institutions, community/interest groups, small/medium/large enterprises (including social enterprise) and industry organisations.

These will be placed online at www.launcestontogether.com.au

5. Projects voted on online by the community from March - April, 2020

TV/radio/press ads plus direct marketing to interested bodies will motivate residents of NE Tasmania to vote for their pick of the projects.

This method has been used in the past by the Innovative Tasmanian Awards program (2015, 2016, 2017) with around 5,000 votes being cast and methods tested to prevent multiple votes from one resident. Note also that the NSW state government (via Service NSW) uses a similar approach to deciding on the community preference for various projects in the different Sydney suburban areas (see <https://mycommunityproject.service.nsw.gov.au/>)

During this time Community Builders will be trained by the Great Regional City Challenge facilitators in community led project support skills and in the use of the www.clipguide.net process and the www.launcestontogether.com.au platform.

6. Selected projects announced for funding in May, 2020

A gala Great Regional City Challenge event will be held at Federal Country Club to announce the selected projects for their share of the \$100,000 funding plus support by trained Community Builders, the CLIP process and the [launcestontogether.com.au](http://www.launcestontogether.com.au) community platform. Those community groups whose projects aren't selected for funding, but wish to proceed without funding, will also be given Community Builder support and access to the www.clipguide.net process and the www.launcestontogether.com.au platform.

7. Projects commenced with support and funds in July, 2020

Projects will be proposed and driven by the community so they can **NOT** be predicted at this point but some already canvassed potential projects that will make the region **stronger, more active and more inclusive** are:

- **Population** – Hawthorn Football Club and major local events like MONA FOMA, Festival and Junction which attract mainland and intra-state visitors could combine to pitch to these non-Launceston visitors to consider moving or investing here
- **Connected** - Liveable Launceston portal could be created for the region specifically as a source of info on jobs, houses, schools, events etc
- **CBD activation** – more activation events, customer service competition, Launceston Mall ambassadors to chat to tourists and announce CBD activities
- **NTDC** is keen to pursue a bid to make Launceston a UNESCO Creative City in Gastronomy

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- **Community activations** in suburbs (eg street committees that welcome new neighbours, hold street parties etc)
- **School projects** - Food and fibre projects on farms, innovation projects from Scotch Oakburn and Launceston Church Grammar and other schools, Harvest Market's preferred projects re eating well etc
- **Tasmanian Leader projects** on mainly social inclusion for groups such as prisoners, minorities etc
- **Enterprize/Innovation Hub** projects
- **Community support** for regional development plans and destination plans
- **NBN** is keen to reach out to the north-east using the Bell Bay major internet users as a resource
- **Community activations** with interest groups/community agencies like Anglicare, Uniting Tasmania, Lstn City Mission, Salvos, Catholic Care and Volunteering Tasmania
- **Free public health checks** at events like Hawthorn games run by community led health and allied health professionals
- **Legal provision for bequests** to benefit the Greater Launceston region exists and could form a project to promote and leverage this support for the long-term development of the region
- **Bank of Useable Ideas** has recently launched in the North West and could ally with the Great Regional City Challenge for local projects.
- **Pet projects from major partners**

8. Trial completes on June 30, 2021, when a decision to continue (or not) will be made.

Contact: Owen Tilbury, Director, CLIP Pty Ltd, 0407 501 287, director@breath-of-fresh-air.com.au

20 GENERAL MANAGER'S DIRECTORATE ITEMS

20.1 *Shopping in the City Report*

FILE NO: SF4089

AUTHOR: Bruce Williams (Senior Economic Advisor)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To receive the *Shopping in the City Report* prepared by Louise Grimmer, Tasmanian School of Business and Economics, University of Tasmania.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 15 August 2019 - *Shopping in the City Retail Report*

RECOMMENDATION:

That Council receives the *Shopping in the City Report*, July 2019 (ECM Document Set ID 4142502) and agrees:

1. to work with key stakeholder organisations to develop an integrated City marketing campaign to position the City as a speciality shopping destination as well as offering a range of experiences for visitors. The campaign should strongly promote the unique nature of the City; its stores, arcades, eateries and services and bring City businesses together in a collaborative and positive manner; and
 2. to consider implementation of the following recommendations from the report:
 - a. a City-wide strategic approach to dealing with the visual aspect of empty shops which could include a public register of landlords who own empty shops and putting the onus on building owners to improve the appearance of empty stores.
 - b. working with real estate agents and landlords to encourage short-term retail leases for empty stores to encourage pop-up stores, the trial of new retail offerings or for short-term non-retail use.
 - c. developing a policy that sets out specific types of businesses that can lease premises in specific areas in the City (eg. Quadrant Mall) to ensure that the retail mix in particular areas within the CBD encourages footfall and vibrancy.
 - d. developing a policy that allows for multi-use of some retail tenancies (eg. a shop during the day, café/bar at night) and allows for complementary businesses to rent a single premise.
-

20.1 *Shopping in the City Report ...*(Cont'd)

- e. making specific improvements to the Brisbane Street Mall including increasing food options (eg. food vans), increasing existing seating options (including tables with chairs and single seating options), moving the information booth to the Mall, and in the longer-term installing an all-weather canopy.
 - f. providing a permanent Council-run pop-up space (this could be a booth-type structure in the Mall, perhaps as part of the Information Booth) for short-term lease by new or existing businesses to showcase new retail product or brand offerings and drive footfall to City centre and the Brisbane Street Mall specifically.
-

REPORT:

The *Shopping in the City* project was commissioned by the City of Launceston (CoL) in early 2019 in response to perceptions amongst some City traders that retailing in the City centre is suffering with a consequent need to examine ways in which City centre shopping could be revitalised.

The aim of the *Shopping in the City* project is to provide empirical evidence of the drivers and barriers considered to be important for shopping in the City centre of Launceston, Tasmania. Retail and service business owners/managers operating in the Launceston CBD (within the Cityprom boundary), key stakeholders and shoppers were surveyed in April 2019. Responses were received from 99 traders, 268 shoppers, nine key stakeholders from the Launceston business community, and 24 employee stakeholders from the CoL. Data were mainly analysed using *Leximancer*, a computer-generated software program used for qualitative research.

The purpose of this report is to present the results of the *Shopping in the City* project. The project was commissioned by the CoL in early 2019 and surveys were administered in April 2019. Retail and service business owners/managers operating in the Launceston CBD (within the Cityprom boundary); key stakeholders, and shoppers were surveyed as part of this research project. This report outlines the background to the project, the methodology employed, the results, and discussion of the findings. The report concludes with key recommendations for consideration by the CoL.

Key Findings

Trading conditions are challenging for the retail sector in Launceston, as in other areas around Australia and internationally; however, data actually shows retail vacancies in Launceston are now at lower levels than previously, new businesses continue to open and there are many retailers trading strongly.

20.1 Shopping in the City Report ...(Cont'd)

There are factors identified in this study that require attention from various stakeholder groups including the CoL, Cityprom, the Launceston Chamber of Commerce and from individual retailers. In particular, it is imperative that retailers seek to address current changes in consumer shopping behaviour and the continued transition to a digital economy. Physical retailing will always be important for shoppers, but consumers are increasingly demanding a choice of shopping channels through which to engage with retailers. Some stores in Launceston are making, or have made, the transition to offering an online service, but there are many that have not yet done so.

The data indicates a number of factors requiring attention from the CoL, most notably issues surrounding parking, further improving the Brisbane Street Mall, improving facilities and amenities, increasing greenery, addressing anti-social behaviour and increasing food options, particularly in Brisbane Street Mall. Many of the identified issues are already being comprehensively addressed by CoL and there are clearly some misconceptions about the role and responsibility of the local authority, particularly in terms of solving the issue of empty shops and their appearance, and addressing anti-social behaviour.

The data also indicated factors requiring attention from Cityprom and the Chamber of Commerce, notably the implementation of a calendar of regular events (Cityprom are already active in this space), using destination marketing to attract visitation, encouraging pop-up stores and increasing opportunities for advocacy. There were also comments regarding assisting retail businesses in terms of store presentation, keeping up to date with consumer shopping trends, improving the customer experience, marketing and general business skills.

Overall Recommendation

Key stakeholder organisations to develop an integrated City marketing campaign to position the city as a speciality shopping destination as well as offering a range of experiences for visitors. The campaign should strongly promote the unique nature of the city, its stores, arcades, eateries and services and bring City businesses together in a collaborative and positive manner.

Recommendations for Retail and Service Businesses

- City traders to develop an understanding of the role of retailing in the City and the positioning of the CBD in offering a specialty shopping experience not to be found in other locations outside the City centre.
 - In recognising how consumer shopping behaviour is changing, City traders without an online and/or e-commerce presence should work towards gaining these capabilities.
 - City traders to develop their own individual 'differentiation' strategy to ensure that their product/services offerings are unique and/or not available from other stores, particularly those outside the City.
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20.1 Shopping in the City Report ...(Cont'd)

- City traders to ensure high quality customer service is a priority for their business, recognising the importance of customer loyalty for encouraging repeat business and positive word of mouth.
- City traders to recognise the power of positive word of mouth and to leverage the power of electronic word of mouth via their own social media accounts.
- City traders to work collaboratively with other complementary businesses in the city to leverage the power of collaborative marketing and draw visitation to an entire precinct rather than just individual stores.

Recommendations for Key Stakeholders from the Launceston Business Community

- Cityprom and the Launceston Chamber to formally discuss the findings of this report with the retail and service sector in the CBD.
- Launceston Chamber and Cityprom to host skills development workshops for retailers highlighting the changes in the retail sector and changes in consumer shopping behaviour, retail trends and opportunities presented by multi-channel retailing (in-store, online, mobile, apps), collaborative marketing and contemporary retail strategy.
- Cityprom to reconsider a re-brand - a refreshed website and social media presence - and the development of a shopping/city information app and paper guide (eg, for local accommodation providers).
- Launceston Chamber and Cityprom to work cooperatively by identifying their common goals for the city and their members. A joint approach to City marketing and business issues from both organisations will strengthen any efforts made to improve the business environment for city traders.

Recommendations for the City of Launceston

These recommendations include only suggestions which the CoL has the ability to actually affect. There are clearly a number of misconceptions amongst City traders and the broader community (as evidenced through the feedback elicited from this study) about the role and responsibility of Council.

- Consider a City-wide strategic approach to dealing with the visual aspect of empty shops which could include a public register of landlords who own empty shops and putting the onus on building owners to improve the appearance of empty stores.
 - Consider working with real estate agents and landlords to encourage short-term retail leases for empty stores to encourage pop-up stores, the trial of new retail offerings or for short-term non-retail use.
 - Consider developing a policy that sets out specific types of businesses that can lease premises in specific areas in the city (eg, Quadrant Mall) to ensure that the retail mix in particular areas within the CBD encourages footfall and vibrancy.
 - Consider developing a policy that allows for multi-use of some retail tenancies (eg, a shop during the day, café/bar at night) and allows for complementary businesses to rent a single premise.
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20.1 Shopping in the City Report ...(Cont'd)

- Consider making specific improvements to the Brisbane Street Mall including increasing food options (eg, food vans), increasing existing seating options (including tables with chairs and single seating options), moving the information booth to the Mall and, in the longer-term, installing an all-weather canopy.
- Consider providing a permanent Council-run pop-up space (this could be a booth-type structure in the Mall, perhaps as part of the Information Booth) for short-term lease by new or existing businesses to showcase new retail product or brand offerings and drive footfall to City centre and the Mall specifically.

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 Corporate Strategic Plan 2014-2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.

BUDGET & FINANCIAL ASPECTS:

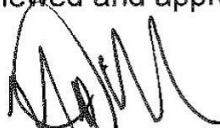
Not considered relevant to this report.

20.1 *Shopping in the City Report ...*(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. Final *Shopping in the City Report*, July 2019 - Dr Louise Grimmer (*electronically distributed*)

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

No Closed Items have been identified as part of this Agenda

23 MEETING CLOSURE

UNCLASSIFIED AGENDA ITEMS: