



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 23 JULY 2020
1.00pm**

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held via video-conference.

Date: 23 July 2020

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
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

This Council Meeting will be streamed live to:
www.launceston.tas.gov.au/Council/Meetings/Listen .

PUBLIC ATTENDANCE AT THE COUNCIL MEETING.

It is important for you to stay at home to slow the spread of COVID-19. For this reason, public attendance at this Council Meeting is not permitted.

Do you wish to speak to an item in the Agenda of the Council Meeting?

- You are invited to speak to an item on the Agenda by e-mailing a statement of no more than 300 words. Your statement will be read aloud at the Meeting.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.

Do you have a question to ask during Public Question Time?

- You are invited to email up to three questions. If accepted, your questions will be read aloud at the Meeting and either answered or Taken on Notice. If your questions are not accepted, reasons will be given.

Questions or statements must be e-mailed to contactus@launceston.tas.gov.au by 11.00am, Thursday, 23 July 2020 and must include your name and a contact telephone number. If you cannot e-mail your questions or statement, please call our Customer Service Centre on 6323 3000 for assistance.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas). For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993* (Tas) and all other legislation administered by or concerning Council.

9 April 2020

Mr Michael Stretton
Chief Executive Officer
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Dear Michael

COUNCIL MEETING

In accordance with regulation 4 of the *Local Government (Meeting Procedures) Regulations 2015* (Tas) 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 2020:

16 April	30 April	14 May	28 May
11 June	25 June	9 July	23 July
6 August	20 August	3 September	17 September
1 October	15 October	29 October	12 November
26 November	10 December		

commencing at 1.00pm and delivered by electronic communication in the same or similar manner to the meeting conducted on 2 April 2020.

These alternate arrangements are required as a result of the COVID-19 pandemic and associated developments.

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 MAYORAL ACKNOWLEDGEMENTS

3 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.)

4 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 9 July 2020 be confirmed as a true and correct record.

5 DEPUTATIONS

No Deputations have been identified as part of this Agenda

6 PETITIONS

Local Government Act 1993 - sections 57 and 58

No Petitions have been identified as part of this Agenda

7 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.)

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

8 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 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.)

8.1.1 Public Questions on Notice - Mr Ron Baines - Council Meeting - 9 July 2020

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following question, submitted to Council on 9 July 2020 by Mr Ron Baines, has been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. Has the Council made a decision with regard to the dangerous metal animals in the Brisbane Street Mall?

Response:

A decision has not been made at this stage. The Council will continue to review the risk posed by the Thylacine statues.

8.2 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 9 - Planning Authority.

9 PLANNING AUTHORITY

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 From Light Industrial to General Residential Ref: Amendment 53

FILE NO: SF6903 and DA0049/2019

AUTHOR: Catherine Mainsbridge (Senior Development Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

1. To decide whether to reject or exhibit Amendment 53 to the Launceston Interim Planning Scheme 2015, to rezone part of the site known as 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone; and
2. To make a decision on Development Application DA0049/2019 - Subdivision - subdivide land to create an additional lot at 1/45-51 Thistle Street, South Launceston

PLANNING APPLICATION INFORMATION:

Applicant: PDA Surveyors
Property: 1/45-51 Thistle Street, South Launceston
Zoning: Light Industrial and General Residential
Receipt Date: 7 February 2020
Validity Date: 10 June 2020

PREVIOUS COUNCIL CONSIDERATION:

S52/98 - Subdivision - subdivide land into 9 lots (only two lots created) - Permit issued 3 February 1999

Council - 2 December 2002 - Agenda Item 12.1 - DA0473/2002 - Amendment 77
Launceston Planning Scheme 1996 - Combined Re-Zoning and Development Application - Western Title - Coats Patons

DA0246/2005 - Construction of a Caretaker's Dwelling - Permit issued 17 June 2005

**9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43),
Rezone Proposed Lot 1 from Light Industrial to General Residential Ref:
Amendment 53 ...(Cont'd)**

RECOMMENDATION:

That Council:

1. pursuant to the former section 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 53 to the Launceston Interim Planning Scheme 2015 to rezone part of 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone.
2. pursuant to the former section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Mayor and the Chief Executive Officer its functions under section 35(1) of the *Land Use Planning and Approvals Act*, to certify Amendment 58 to the Launceston Interim Planning Scheme 2015, as shown in Attachment 4 to this report (ECM Doc Set ID 4334354).
3. pursuant to the former section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0049/2019 Subdivision - subdivide strata lot to create and additional lot at 1/45-51 Thistle Street, South Launceston 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. Proposed Subdivision Plan, Prepared by PDA Surveyors, Job no.L18023-PO1A. Rev B, Scale 1:800 @ A3, Dated 29/08/2019.
- b. Planning submission, Section 43a Application, Prepared by PDA Surveyors, Issue 02, Dated 22/2/2019.

2. LEGAL TITLE

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

3. HOURS OF CONSTRUCTION

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

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC, Dated 8/10/2019 and attached to the permit.

**9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43),
Rezone Proposed Lot 1 from Light Industrial to General Residential Ref:
Amendment 53 ...(Cont'd)**

5. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any 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.

6. 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.

7. SOIL AND WATER MANAGEMENT PLAN

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

8. AMENITY

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

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

9. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0049/2019. You should contact Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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 the 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 enquiries 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.

**9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43),
Rezone Proposed Lot 1 from Light Industrial to General Residential Ref:
Amendment 53 ...(Cont'd)**

*For more information see the Resource Management and Planning Tribunal website
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 the Council's Notice to Waive Right of Appeal is attached.

E. 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.

F. Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

G. 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.

REPORT:

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

**9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43),
Rezone Proposed Lot 1 from Light Industrial to General Residential Ref:
Amendment 53 ...(Cont'd)**

1. Introduction

An application was made under the former section 43A of the *Land Use Planning and Approvals Act 1993* (the Act), by PDA Surveyors on behalf of Mark and Margaret Gilpin to initiate Amendment 53 to the Launceston Interim Planning Scheme 2015 to rezone the part of the property known as 1/45-47 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone and seek approval to subdivide the lot into two titles.

Part A of this report will address the planning scheme amendment and Part B will address the development application.

2. Background

The site was developed in 1930 for the purpose of processing wool as was known as Coats Paton Board Mill. It was a valuable employer for the City until it shut down in around 2000. The site was subdivided in 1998 with the subject lot, Lot 1 of SP137388, purchased by the current owner. Lot 2 was purchased by a church group primarily for the purpose of the establishing a larger premises, the Door of Hope, Strata Lot 161512/2. Levi House, being supported accommodation occupies Strata Lot 161512/1.

Lot 1 was purchased for the operation of a joinery, for the production of doors and in conjunction with the owners building operation. In 2005 the owner sought and gained approval for a Caretaker's dwelling on the site, the use class contained within the City of Launceston Planning Scheme 1996.

The site does include other use and development mini storage units and a light industry manufacturing blinds.

In 2004 the lot was strata titled to create strata 142453 Lot 3. It is used for the purpose of a joinery workshop. An event operator also operates from this lot.

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

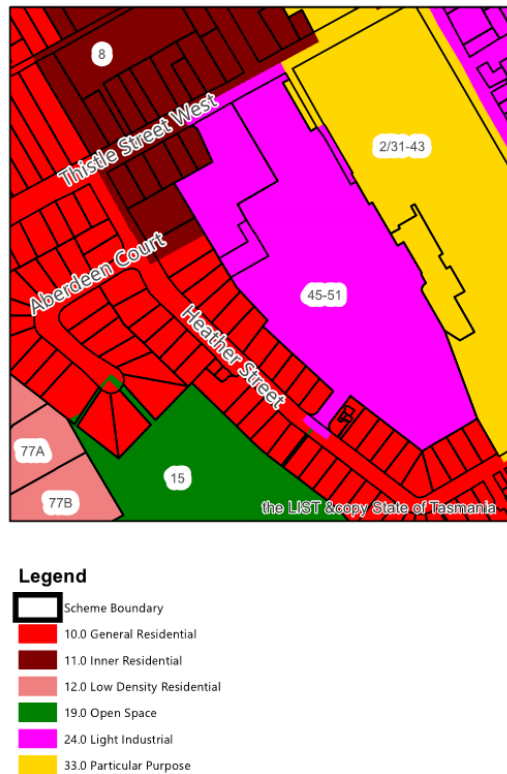


Figure 1 - Current Zoning Map

3. Draft Amendment

The draft amendment to rezone part of the lot from Light industrial to General Residential to allow for the current building, approved as a Caretaker's dwelling, to have the status as a Single Dwelling.

4. Requirements of the Act

The Act includes a process to consider an application for a permit to be considered at the same time as an amendment to a planning scheme (former sections 43A to 43M of the Act) -

43A. Application for a permit when amendment requested

- (1) *A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

- (2) *Where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit referred to in subsection (1) concurrently with the preparation of the requested amendment to the planning scheme.*
- (3) *An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

The amendment must be decided under Section 33(3) and 34 which reads:

33. Request for amendment of planning scheme

- (3) *A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.*
- (3AA) *If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*
- (a) initiate the amendment under section 34; and*
 - (b) certify the draft amendment under section 35 –*
within 42 days of receiving the request or such longer time as the Commission allows.

The matters which Council must consider when making a decision whether to reject or exhibit the application are listed in the former section 32 and 43C of the Act and are set out in detail in a subsequent section of this report.

Section 38 of the Act sets out that after making a decision on an application made under section 43A, it is to be publicly advertised for a period of 28 days:

38. Public exhibition of draft amendment

- (1) *After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in section 32, the planning authority must –*
- (a) cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and*
 - (b) advertise, as prescribed, the exhibition of the draft amendment.*
- (2) *If the period referred to in subsection (1)(a) includes any days on which the office of the planning authority is closed during normal business hours in that part of the State where the planning scheme to be amended applies, that period is to be extended by the number of those days.*
-

**9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43),
Rezone Proposed Lot 1 from Light Industrial to General Residential Ref:
Amendment 53 ...(Cont'd)**

PART A: Considerations for the Amendment

5. Assessment

5.1 Strategic Plan 2014-2024

The Strategic Plan 2014-2024:2019 Review seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the City of Launceston. The Strategic Plan essentially indicates the actions and strategies that the Council will implement to deliver on the Greater Launceston Plan goals. The relevant priorities are addressed below:

Strategic Priority 1 - We connect with our Community and our Region through meaningful engagement, cooperation and representation.

The amendment process allows for the community to be involved in the decision making as to whether the rezoning and simultaneous subdivision is appropriate.

Strategic Priority 3 - We are a Progressive Leader that is accountable to our governance obligations and responsive to our community.

The draft amendment will allow the outcome to be evidence based and transparent so that we can be 'ethical, fair and impartial in complying with and enforcing the law' by providing a clear path as to how to deal with potential conflicting land use requirements. Undertaking of the proposal is aligned with provisions of the Resource Management Planning System.

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.

The proposal will result in a new title for a residence that while currently a caretakers dwelling associated with a light industrial use will have the status of a single dwelling on a residential lot. This provides the option for the owners to retain the dwelling in isolation of their business or to on sell the property.

Strategic Priority 5 - We protect our environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities.

The proposed amendment and subdivision allows for the most appropriate and sustainable use and development to transform the status of the existing use.

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

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

The proposed amendment will allow for the residential zone to be appropriately applied to the use of existing and substantial dwelling on proposed Lot 1. It will reduce the area of the industrial lot and limit further intensification of such uses in what is surrounded by residential properties. This directly aligns with the key directions of being responsible for the growth and prosperity of our community.

5.2 Northern Regional Land Use Strategy

Section 300(1) of the Act requires the amendment to be, as far as practicable, consistent with the Strategy. The Northern Regional Land Use Strategy (the NRLUS) was declared by the Minister for Planning on 27 June 2018 pursuant to section 30C(3) of the Act. The NRLUS is a policy framework that guides land use, development and infrastructure decisions across the northern region by State and Local Government and other relevant infrastructure providers. The NRLUS has provided significant guidance for the preparation of the Launceston Interim Planning Scheme 2012 and 2015.

Part D of the NRLUS details three key Regional Land Use Categories to achieve the region's Vision:

Urban Growth Areas

Rural Areas

Natural Environment Areas.

The purpose of the categories, in relation to residential development includes to:

Define Urban Growth Areas for urban settlements;

- *Prevent unplanned expansion of urban settlements;*
- *Promote sustainable land use and development;*
- *Protect and enhance natural resources;*
- *Protect environmental values and landscapes;*
- *Promote environmental conservation; and*

Growth areas include Priority Consolidation Areas

- *Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1; and*
- *Support a broadened range of housing accommodation types and provide improved access, services, amenity and liveability.*

and Growth Corridors

- *Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.*
-

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

The subject site is within a Supporting Consolidation Area on Map D.1. The application is considered to comply with E.2.4 Specific Policies and Actions and particularly the following:

1. Regional Settlement Networks:

Policy	Action	Planner Comment
<p>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p>	<p>The proposed rezoning alters a large fully serviced and well located lot on the outskirts of the City's central area.</p>
	<p>RSN-A2 Land supply will be provided in Urban Growth Areas identified as: Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor.</p>	<p>The site is located within a Supporting Consolidation Area.</p>
	<p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>	<p>The site to be rezoned is inappropriately zoned for its existing development. While previous planning controls provided for a Caretaker's Dwelling current requirements do not recognise such a use. The</p>

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		only opportunity for on-site security might be for an ancillary type use.
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p>	<p>The site is appropriately serviced. TasWater has issued a Submission to Planning Authority Notice. The change from the Light Industrial will reduce the opportunity for uses permitted in that zone and provide a 'buffer' to the existing residential properties in the street.</p>
	<p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.</p>	<p>The existing dwelling is relatively large and its placement on the site limits further residential on the site but does provide a different housing option.</p>
	<p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p>	<p>The site is located approximately 20 minutes walk from the central City area, 10 minutes from the Launceston General Hospital and if redeveloped could provide some expansion.</p>

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	RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.	N/A
	RSN-A8 Identify areas with existing mixed land use patterns, and/or 'brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.	The site of the dwelling is a 'brownfield' site in that it was part of a large industrial site but the area of the dwelling had not literally been developed. It may be more intensely developed in the future.
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.	The proposal alters the zoning to the General Residential Zone which allows the option to increase the density of residential development of the future lot.
RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.	The proposed rezoning will provide an area of residential land that is 'around' an activity centre in that is reasonably close to the city centre.
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with	The proposed rezoning is for a site which is fully serviced and with access to transport links in the city. This also aligns with the infrastructure policy RIN-P3.

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<p>infrastructure, community services and employment.</p>	<p>access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</p>	
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The proposal is considered to be consistent with the Regional Activity Centre Network Policy being near the Principal Activity Centre of the City's Central business area and;

Higher density residential development 'in centre' utilising innovative housing solutions such as business/shop-top arrangements. This should be complemented by infill development and consolidation of surrounding residential areas, including along main transport corridors at higher net densities (40+ dwellings per hectare).

The rezoning does reduce the area of inner city land zoned Light Industrial but as recognised in E.5 Regional Economic Development Policy:

Demand and availability of sufficient suitable industrial land for the region is under review. An audit of existing industrial zoned land has been prepared as part of the Northern Industrial Land Study. This research is a necessary component of further strategic work.

The proposed amendment is not expected to impact the region from an environmental, economic or social perspective. The proposal will provide a more appropriate zone for the existing dwelling in a well serviced area. Other options may be pursued for the site into the future.

The consistency with NRLUS has been demonstrated. Therefore, the General Residential Zone should be applied to the subject site. It is considered that the proposed amendment will have a minimal impact on the region as a whole.

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5.3 Consideration of Section 32

32. Requirements for preparation of amendments

- (1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–*
- (a-d)
- (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (ea) *must not conflict with the requirements of section 30O; and*
- (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

These requirements are addressed below.

5.3.1 Land Use Conflict

The proposed draft amendment does not modify the use of the site but allows for the residential use of the 7478m² site to have an appropriate 'no-permit' required use status and, as such, reflects the current use of the site and provides surety of the use for the current and possible future owners of the dwelling. The land to the south remains undeveloped but options for the future light industrial should not be limited given the proximity of residential properties in Heather Street which are closer to the industrial buildings without undue concern.

5.3.2 Section 30O

The relevant sub-sections (1) and (2) in section 30O of the Act allow for an amendment to the Scheme to occur for the purposes of inserting or removing a local provision provided that the amendment:

- is, as far as practicable, consistent with the regional land use strategy;
- is not directly or indirectly inconsistent with a common provision in the Scheme;
- does not revoke or amend an overriding local provision;
- does not result in a conflicting local provision.

The draft amendment is consistent with the regional land use strategy, as discussed in section 5.2.

The draft amendment seeks to provide clarity to the continuing residential use of the site being effectively a dwelling which was while approved as a Caretakers dwelling now has Non-conforming use statue under the Light Industrial Zone and will have a No-permit required use under the General Residential zone.

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The draft amendment alters part of the site by replacing the Light Industrial zone of the land with the General Residential zone and will not be inconsistent or in conflict with any other relevant local or common provision in the Scheme. It will not revoke or amend a current overriding local provision.

5.3.3 Regional Impact

The draft amendment will not impact upon the use and development of the region in environmental, economic and social terms. The current residential development and use of the site is to remain and will not impact on the intents of the planning scheme.

5.4 Objectives of the *Land Use Planning and Approvals Act 1993*

Consideration against section 43C

43C. Applications referred to in section 43A

(1) *In determining an application referred to in section 43A, a planning authority, in its opinion –*

(a) *must seek to further the objectives set out in Schedule 1; and*

(b) *must take into consideration such of the prescribed matters as are relevant to the use or development subject of the application.*

Section 43C(1)(a) requires the objectives set out in Schedule 1 to be considered.

5.4.1 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

(a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

(b) *to provide for the fair, orderly and sustainable use and development of air, land and water.*

The amendment will reflect the current uses of the site and limit the opportunity for light industrial uses to extend and establish in the predominantly residential area without imposing on the infrastructure that services the site.

(c) *to encourage public involvement in resource management and planning;*

The amendment process allows for members of the public to be involved in the decision as to whether the use should be able to be conducted from this site.

(d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

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The proposal will allow for minor intensification of the use while still maintaining an appropriate density of development.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The amendment is determined by various spheres of government and, if initiated, the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective. The amendment seeks to provide for much needed affordable housing for the area in line with current State Government initiatives.

TasWater have issued their consent for the proposal.

5.4.2 Schedule 1, Part 2 - Objectives of the planning process established by the Act

The objectives of Part 2 must also be considered -

(a) to require sound strategic planning and co-ordinated action by State and local government

The draft amendment is consistent with the objectives of the Launceston Interim Planning Scheme 2015 and the Northern Regional Land Use Strategy. The amendment will have no significant strategic impact.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land

An application made pursuant to the former section 43A of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The Council must then decide to initiate, or reject the amendment, on the basis of these considerations.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land

The draft amendment will allow for a substantial dwelling to be suitably zoned, and in association with an application for subdivision, be able to be contained on a separate title for the light industrial status use of the balance land. At this stage there is no intensification of the existing use of the site.

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As noted, the dwelling was approved as a Caretakers Dwelling under the Launceston Planning Scheme 1996. Such a use is no longer recognized. The change allows the substantial dwelling to have an appropriate status.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels

The draft amendment is limited to one site which is located within an area where properties have the same zone as the zone to be applied to the site and is considered to comply.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals

The application is made under former section 43A of the Act and includes a change to the zoning of the site to reflect its current use where the use of Residential single dwellings will have a no-permit required use status.

This process allows for the concurrent assessment of an application which would otherwise require two separate processes.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

The application will not impact on any place of historical value or public infrastructure.

The proposal is considered to meet the requirements of the Objectives of the Resource Management and Planning system.

5.6 State Legislation and Policies

State Policy on the Protection of Agricultural Land 2009

State Policy on Water Quality Management 1997

State Coastal Policy 1996

Gas Pipelines Act 2000

Any future use and development will be subject to complying with development standards that are consistent with the Act.

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5. Referral Agencies

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice TWDA No. 2019/00238-LCC) stating that it does not object to the application for amendment and development application and conditions are imposed.

The northern portion of the site contains a water tower which is permanently listed on the Tasmanian Heritage Register. An exemption in respect of this proposed has been granted by Heritage Tasmania.

PART B. DEVELOPMENT APPLICATION

REPORT:

1. THE PROPOSAL

The application proposes subdivision of 7478m² FROM the existing strata title lot as a Torrens Title in association with a proposed rezoning of the land. It will principally be an internal lot and so has a battle axe shaped lot. Given the more intensive use of the adjoining sites the eastern boundary is proposed with a 10m wide building exclusion zone, with this returning along part of a section of the northern boundary adjoining some self storage units. The Strata title of the site will subsequently be altered to reflect the change to the land area following approval of the application.

The parcel contains a substantial dwelling, approved as Caretaker's dwelling in 2005. An area of 3.702ha is retained within the Balance land and remains zoned Light Industrial and will retain its current light industrial uses.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located in a changing use area to the south west of the central city at the base of the western hillside which the encloses the City. The main route southwards from the city, extending off the south end of Wellington and Bathurst Streets is to its east. Commercial and light industrial uses tend to align the main transport routes with residential land either side of this.

The parent site is described in the Background information above but in summary contains a joiner, factory manufacture, storage generally, mini storage units and a caretakers dwelling. It occupies the eastern two thirds of the street block enclosed by Glen Dhu Street, Thistle Street West and Heather Street. The parent title to its east is known as the Door of Hope and contains a number of uses. The brick storied building on the south western corner of Thistle Street West and Glen Dhu Street contains a variety of

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commercial/light industrial uses and the lower saw toothed roof section contains a church at its southern with a range of community and person service type within the developing area in other sections, including a gym. Levi House is between both the subject title and Door of Hope.

Heather Street extends around the southern and western boundaries to complete the street block with the subject title occupying over half of its southern boundary. The remaining length of the western side of Heather Street is fronted by residential development and is zoned General residential primarily developed with single dwellings.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

10.0 General Residential Zone

<p>10.1.1 Zone Purpose Statements</p> <p>10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</p> <p>10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.</p> <p>10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</p> <p>10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.</p> <p>10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.</p>
<p>Consistent</p> <p>The proposal is consistent with the zone purpose providing a suitably serviced lot for a residential purpose. The existing and future development of the parcel is in-keeping with the neighbourhood character.</p>

10.3 Use Standards

10.3.1 Hours of operation

<p>Objective:</p> <p>To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.</p>
<p>Consistent</p> <p>Clauses 10.3.1 to 10.3.5 do not apply to the no-permit required use of Residential single dwelling.</p>

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10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Consistent

The development is for subdivision, associated with rezoning of the lot which allow for the use of the lot to alter from the previously approved use from a Caretaker's dwelling to a single dwelling. While the building is existing an assessment against the development requirements is provided.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Consistent

The siting and scale of the dwelling is appropriate for the proposed site with ample separation to adjoining properties to maintain amenity.

A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

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<p>Complies The dwelling is sited internally to the properties in Heather Street and is approximately 70m from Heather Street.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5m, or alternatively 1m behind the facade of the dwelling; or (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p>
<p>Complies The garage is located on the eastern side and lower floor of the dwelling and complies with (a).</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>
<p>Complies The dwelling will be at least 19m from each side and the rear boundary.</p>

10.4.3 Site coverage and private open space for all dwellings

<p>Objective: To provide: (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight.</p>
<p>Consistent There is opportunity of outdoor recreation and landscaping surrounding.</p>

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<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.
<p>Complies The dwelling occupies approximately 4% of the site with more than 25% pervious.</p>
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.
<p>Complies The dwelling has areas of open space off the north eastern and north western sides to provide sufficient open space for the occupants both of which have solar access. The area to the north east is at lower ground level and is accessed off the rumpus room to meet (a) (i), (b) (i), (c) and (d). The upper level also has an extensive deck along the front north eastern side of the dwelling.</p>

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10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide:
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
Consistent The dwelling receives adequate daylight and sunlight.
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).
Complies The living areas along the north-eastern elevation are appropriately orientated.

10.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.
Consistent The garage and carport do not dominate the frontage.
A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).
Complies Proposed Lot 1 is principally an internal lot and both the lower floor north eastern facing garage and carport of the north west will not impact on the streetscape.

10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.
Consistent There are no privacy issues relative to the use as a dwelling.
A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:
(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and

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- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:
- (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

Complies

The balcony along the north eastern facing elevation is off the north east of the dwelling and is at least 25m from any side or rear boundary.

A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
 - (i) is to have a setback of at least 3m from a side boundary; and
 - (ii) is to have a setback of at least 4m from a rear boundary; and
 - (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
 - (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or
 - (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or
 - (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.

Complies

Windows and glazed doors along the north eastern side of the dwelling are at least 25m from any side or rear boundary.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

- (a) 2.5m; or
- (b) 1m if:
 - (i) it is separated by a screen of at least 1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.

Complies

The access, which has a burdening right of way in favour of 34 Heather Street is more than 2.5m from a habitable room window.

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10.4.15 Lot size and dimensions

<p>Objective: To ensure the area and dimensions of lots are appropriate for the intended use of the lots.</p>
<p>Consistent The lot will have an appropriate area and configuration to support the use of the site.</p>
<p>A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have a minimum area of no less than 500m²; and (b) be able to contain a rectangle measuring 10m by 15m; or A1.2 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or (b) be required for the provision of public utilities; or (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>
<p>Complies The proposed lot will have an area of 7476m², is able to contain a rectangle of 10m x 15m and will allow compliance with the setbacks required of the zone.</p>

10.4.16 Frontage and access

<p>Objective: To ensure that lots provide: (a) appropriate frontage to a road; and (b) safe and appropriate access suitable for the intended use.</p>
<p>Consistent The lot has a frontage and an appropriate access for its residential use.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.</p>
<p>Complies The lot will have a 15m wide driveway frontage to Heather Street. Its length is burdened by a 4m wide Tas Networks wayleave and a Right of Way in favour of 34 Heather Street and the balance lot. Burdening of the lot with the Right of Way facilitates a possible further extension of the residential zoning and development on the undeveloped section of the Balance. Such a proposal would require an application to the Council and be subject to the planning scheme relevant at the time. There is also a TasWater easement crossing the access strip at the rear of 34 Heather Street.</p>

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

A2 No acceptable solution.
Relies on Performance Criteria
P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the character of the area; and (e) the advice of the road authority.
Complies Access to the site is via an existing gravel driveway off Heather Street. It runs parallel to the side boundaries of two lots before heading south east to the dwelling. Before it changes direction the drive falls approximately 1:7 but as the drive currently only serves one dwelling the access is considered satisfactory.

10.4.17 Discharge of stormwater

Objective: To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Consistent The site can be appropriately serviced for stormwater.
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.
Complies The Council's Infrastructure Assets Network have endorsed a separated stormwater connection for the site.
A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.
Relies on Performance Criteria Written advice from the General Manager has not been provided.
P2 Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to: (a) the location of the discharge point (if any); (b) stormwater flow paths both internal and external to the site; (c) the topography of the site; (d) the characteristics of the site, including rainfall; (e) the development of the site; (f) the additional runoff from the subdivision development and likely future development of the land; and (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

<p>Complies A gravity stormwater connection is able to be provided through the balance land. There will no change to the current loading on the system as a result of this subdivision.</p>
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10.4.18 Water and sewerage services

<p>Objective: To ensure each lot provides for appropriate water supply and wastewater disposal.</p>
<p>Consistent The lot can be provided with reticulated water and wastewater services.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>
<p>Complies TasWater has provided a Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC.</p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>
<p>Complies TasWater has provided a Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC.</p>

10.4.19 Integrated urban landscape

<p>Objective: To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.</p>
<p>Consistent The proposal meets the character of the area.</p>
<p>A1 Subdivision does not create any new road, public open space or other reserves.</p>
<p>Complies The proposal does not create a new road, public open space or other reserve.</p>

10.4.20 Walking and cycling network

<p>Objective: To:</p> <ul style="list-style-type: none"> (a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists; (b) design footpaths, shared path and cycle path networks that are safe and accessible; and (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.
<p>Consistent Access to the site for alternative means is appropriate for the site.</p>
<p>A1 Subdivision does not create any new road, footpath or public open space.</p>

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

<p>Complies The proposal does not create a new road, public open space or other reserve.</p>

10.4.21 Lot diversity

<p>Objective: To provide a range and mix of lot sizes to suit a variety of dwelling and household types.</p>
<p>Consistent The proposed lot size adds to the possible opportunities to develop the site.</p>
<p>A1 Subdivision is for 10 lots or less.</p>
<p>Complies The subdivision creates one new lot.</p>

10.4.22 Solar orientation of lots

<p>Objective: To provide for solar orientation of lots and solar access for future dwellings.</p>
<p>Consistent The lot has an appropriate solar orientation.</p>
<p>A1 Any lot for residential use with an area of less than 500m², in a subdivision of 10 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.</p>
<p>Complies The lots area is greater than 500m².</p>

10.4.23 Neighbourhood road network

<p>Objective: To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.</p>
<p>Consistent Transport routes will remain be safe and convenient.</p>
<p>A1 Subdivision does not create any new road.</p>
<p>Complies</p>

10.4.24 Public transport network

<p>Objective: To provide for access to public transport.</p>
<p>Consistent Public transport serves the general area.</p>
<p>A1 Subdivision does not create any new road.</p>
<p>Complies</p>

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to:

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

Consistent

The potential contamination of the land is not considered to have an adverse impact on human health or the environment.

E2.5 Use Standards

Objective:

To ensure that potentially contaminated land is suitable for the intended use.

Consistent

The land is considered to be suitable for the intended use.

A1 The Director, or a person approved by the Director for the purpose of this Code:

- (a) certifies that the land is suitable for the intended use; or
- (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.

Complies

A report has been completed by ES&D to meet (b). The report primarily covers the site following its historical use as a textile mill and the presence of fuel tanks on the site. While the site is not considered to have evidence of contamination nor require further investigation given the topography of the historical site in relation to the location of the caretakers dwelling, there remains a risk to the site from the Asbestos roof of the adjoining land to the east owned by the Door of Hope. Land fill has been placed on the site but the owner has declared this was clean material.

The report contains a plan to manage contamination and minimise any health risk resulting from the existing Super 6 roof upon the neighbouring property. The Door of Hope is currently replacing the roof. A previous recommendation, as a precautionary measure required that "*Baseline Asbestos air monitoring be performed prior to construction. If the Asbestos is found to be above "background" concentration levels the material would need to be removed.*" This has been done and the dwelling on Lot 1 is considered to be suitable for its intended use.

The report did include a possible Lot 2. The management plan recommends the removal of all of the Super 6 Roof from the Door of Hope with replacement of a suitable material would be necessary to achieve necessary health standards. Creation of Lot 2 is subject to a further application to rezone and subdivide land and is not included as part of this application.

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

E2.6 Development Standards

E2.6.1 Subdivision

<p>Objective: To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.</p>
<p>Consistent The subdivision is considered to not be adversely impacted by potentially contaminated land.</p>
<p>A1 For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use.</p>
<p>Complies The report lodged with the application included advice that baseline monitoring had been undertaken and that impacts from airborne asbestos from the adjoining site were suitable for the intended use to meet (a).</p>

E2.6.2 Excavation

<p>Objective: To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.</p>
<p>Consistent Only minor earthworks are proposed for installation of pipework which should not impact on the human health or the environment.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria</p>
<p>P1 Excavation does not adversely impact on health and the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before excavation commences; and (iii) a statement that the excavation does not adversely impact on human health or the environment.</p>

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

Complies

Excavation is limited to installation of pipework. As there is no evidence of inground contaminates the works should not cause a risk.

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 level of car parking and access to transport meets the code purpose.

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 site contains suitable parking for residents.

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 requires a single dwelling in the General Residential Zone to have two car spaces. The dwelling as a garage at lower floor level and a carport at the main level to meet requirements.

The car parking requirements and provisions are not impacted by the proposal and no further consideration of the code will be undertaken.

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

E10.0 Open Space Code

E10.1 The purpose of this provision is to:

- (a) Ensure that the location and area of land required for public open space in subdivisions meets the reasonable ongoing needs of the community.

Consistent

Open space is not to be taken as part of the proposal. A payment will be required.

E11.0 Environmental Impacts and Attenuation Code

E11.1 The purpose of this provision is to:

- (a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of sensitive uses; and
- (b) ensure the environmental impacts of new uses are eliminated, reduced or mitigated to avoid environmental harm or environmental nuisance.

Consistent

The proposal is not considered to be impacted by the adjoining land uses with environmental harm and environmental harm able to be minimised.

E11.6 Use Standards

E11.6.1 Attenuation distances

Objective:

To ensure that potentially incompatible uses are separated by a distance sufficient to mitigate any adverse effects.

Consistent

The proposed subdivision is considered to sufficiently ensure noise impacts are mitigated.

A1 No acceptable solution.

Relies on Performance Criteria

P1 Sensitive use or subdivision for sensitive uses within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 or a buffer area shown on the planning scheme overlay maps, must demonstrate that there will be no environmental nuisance or environmental harm, having regard to:

- (a) a site-specific study that considers:
 - (i) the degree of encroachment;
 - (ii) the location of the boundaries of the site of the sensitive use or subdivision;
 - (iii) the location of the sensitive use;
 - (iv) the location of the boundaries of the site on which the activity is located;
 - (v) the location of the area on which the activity is undertaken;
 - (vi) the nature of the activity being protected by the attenuation area or buffer area;
 - (vii) the degree of hazard or pollution that may emanate from the activity; and
 - (viii) the measures within the use to mitigate impacts of the activity on the sensitive use; and
- (b) any advice provided in writing from the owner or operator of the activity; and
- (c) any advice provided in writing by the Director of the Environment Protection Authority.

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

Complies

The application creates a lot for a sensitive use. It is 84m away to the east from the Door of Hope, which while principally a church, is also used for a variety of cultural and social events, a gym and other community uses. To the north, and commencing 45m away, are a variety of light industrial and commercial type uses, including a joinery, metal fabrication, storage and fabrication of blinds.

While the uses are generally not contained within the listings of Table E11.1 or E11.2 a report has been submitted with the application to address any potential concern. The only use listed in Table E11.1 or E11.2 is metal fabrication which is recommended to be a distance of 500mm from a sensitive use. The report found that while intermittent noises may be heard from the site, including from the metal fabrication, that these are buffered by background noise including noise from traffic travelling the Southern Outlet.

The report also states that the creation of Lot 1 will result in a residential lot, similar to other lots in the area, which do not raise concern of uses on the adjoining site. The subject dwelling was constructed later than others in the vicinity and is advantaged by being constructed with more insulating qualities. Noise concerns are limited relative to the noise from traffic travelling the Southern Outlet.

The residential lot is considered to be appropriate given the setting of the site where background noise levels are constant. The performance criteria are addressed.

A2 Activities listed in Tables E11.1 and E11.2 must be set back the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity from:

- (a) any existing sensitive use; or
- (b) a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.

Relies on Performance Criteria

There should be a distance of 500m between the residential use/residential lot and the metal fabrication use.

P2 Activities listed in Tables E11.1 and E11.2 must demonstrate that there will be no environmental nuisance or environmental harm, having regard to a site-specific study that has regard to:

- (a) the degree of encroachment;
- (b) the nature of the activity being protected by the attenuation area;
- (c) the degree of hazard or pollution that may emanate from the activity;
- (d) the location of the boundaries of the site on which the activity is proposed to be undertaken;
- (e) the location of the activity with the potential to create environmental harm or nuisance;
- (f) the location of any existing sensitive uses;

9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)

- (g) the location of a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones; and
- (h) whether any land is to be irrigated by effluent.

Complies

The noise report submitted with the application states that the daytime operation, 8.00am - 4.30pm, of the metal fabrication use should not create a noise nuisance to the proposed residential lot. Noise is evident from the building but this is interspersed with other noise in the area during the day. The character of the noise is the same as experienced by other residential properties, with General Residential zone along Heather Street. The performance criteria are considered to be met.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2019/00238-LCC, Dated 8/10/2019.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

- 9.1 Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 from Light Industrial to General Residential Ref: Amendment 53 ...(Cont'd)**
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STRATEGIC DOCUMENT REFERENCE:

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

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 45-47 Thistle Street South Launceston (*distributed electronically*)
 2. Plans to be Endorsed - 45-47 Thistle Street, South Launceston (*distributed electronically*)
 3. Planning Amendment Maps - 45-47 Thistle Street, South Launceston (*distributed electronically*)
 4. Amendment Instrument - 45-47 Thistle Street, South Launceston 2020 (*distributed electronically*)
 5. TasWater SPAN - 45-47 Thistle Street, South Launceston 2020 (*distributed electronically*)
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9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown

FILE NO: DA0698/2019 and SF7059

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 14 May 2020 - Council resolved to initiate Amendment 61 to the Launceston Interim Planning Scheme 2015 to:

- Rezone the land at 357-361 Hobart Road, Youngtown from the Commercial Zone to the General Residential Zone; and

In accordance with the former section 43A of the *Land Use Planning and Approvals Act 1993*, to:

- Refuse development application DA0698/2019 for the construction of 24 multiple dwellings and associated works at 357-361 Hobart Road, Youngtown.

RECOMMENDATION:

That Council:

1. in accordance with the former section 39(2) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that six representations were received during the public exhibition period for Amendment 61; and
 2. provides advice to the Tasmanian Planning Commission that Amendment 61 be approved and the refusal of DA0698/2019 be confirmed as certified and exhibited.
-

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

Note:

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

REPORT:

An application was made under the former section 33(1) of the *Land Use Planning and Approvals Act 1993* (the Act) by 6ty Pty Ltd for an amendment to the Launceston Interim Planning Scheme 2015 and a concurrent development application pursuant to the former section 43A of the Act.

Council initiated the planning scheme amendment and refused the development application at its Meeting on 14 May 2020. The application and permit were then placed on public exhibition from 23 May to 23 June 2020. The amendment appeared in *The Examiner* on two separate occasions; 23 and 27 May 2020. Six representations were received during this period.

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

There are no reasons for Council not to proceed with the amendment. The amendment should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved.

Five of the six representations opposed the development, asserting that it was not appropriate and would detrimentally alter the character of the area. The sixth, from the applicant, commenting on the extensive experience of the proponents in the provision of social and affordable housing, the consistency of the proposal with the State's Affordable Housing Strategy 2015-2025 and the Regional Land Use Strategy and provided response to Council's grounds for refusal.

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

Whilst the below table attempts to summarise and comment upon the issues raised, it should be read in conjunction with the representations themselves.

<p><i>Issue</i> The development of 24 dwellings is overdevelopment for that corner block.</p> <p><i>Comment</i> It is agreed that the proposal sought to maximise the number of affordable dwelling units it could incorporate onto the site. As a result, there was a reliance upon multiple performance criteria. Despite being able to raise an argument that the development satisfied the relevant standards, the Council determined that collectively the proposal was an overdevelopment of the site that would neither satisfactorily provide for the amenity of the occupants or for the amenity of residents in the surrounding area.</p>
<p><i>Issue</i> There is already a significant number of housing department houses in the area, with their associated issues. This proposal will be too much.</p> <p><i>Comment</i> The planning scheme does not distinguish between tenure or property ownership.</p>
<p><i>Issue</i> The proposed development is not in keeping with the character of the area.</p> <p><i>Comment</i> It is agreed that this area of Youngtown is dominated by single dwelling developments. There is a number of two and three unit developments throughout the area and very few larger than that. The retirement village across Hobart Road is not a relevant comparison as it is contained on a broad acre site and resembles a residential suburb with predominately single dwellings.</p> <p>The proposal for 24 dwellings, many two storey is incompatible with the dominant form of single storey single dwellings in the surrounding area.</p>
<p><i>Issue</i> The proponents, Centacare Evolve Housing, Catholic Care Tasmania, and the City Mission are all experienced providers of affordable and social housing. The Tasmanian Government's Affordable Housing Strategy 2015-2025 and its Affordable Housing Action Plan 2019-2023, aim to provide some 1,500 new dwellings, including 607 social housing dwellings, to reduce the proportion of low income households experiencing housing stress and persons experiencing homelessness.</p> <p><i>Comment</i> The scheme does not distinguish between owners, occupiers or proponents as any number of these may change over time. The scheme supports the provision of a diverse range of housing types and styles, however, to protect the amenity of surrounding residents a range of minimum standards is imposed. Council determined that these standards were not satisfied by the current proposal.</p>

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

Issue

Clause 10.4.1 required the density of the development to be compatible with the surrounding area or to provide a significant social or community housing benefit. Council's ground of refusal stated that the development was not compatible with the surrounding area and that the proposal had not demonstrated sufficient social or community housing benefit.

The proponents assert:

- the proposed housing will be delivered and managed, at below market rents, by a registered non-government community housing provider;
- the need for social and affordable housing in Tasmania is increasing;
- the Department of Communities Tasmania has mapped the Launceston area as high need to address housing for persons with a disability, younger persons, and older persons; and
- the provision of affordable housing in an area of high demand, close to public transport, education and employment opportunities ensures the proposal provides for a significant social and community housing benefit.

Comment

The Council's officers are cognisant of the proponent's assertions, however, these do not of themselves address how the proposal provides a significant social and community housing benefit. If the proposal is an overdevelopment of the site, providing insufficient private space, storage and parking, then the asserted social benefit becomes a dis-benefit to others in the area and many of the occupants themselves.

Issue

The second ground of refusal referred to the loss of amenity to the adjoining residence on the City Mission Shop site. This area is zoned commercial and the residence will be demolished when the multiple dwellings are built and the existing occupants rent one of those.

Comment

This is a statement of expectation only. The proposed development of 24 multiple dwellings on the subject site is in no way linked to or conditional upon the demolition of a dwelling on an adjoining title, not part of the application. Demolition of the adjoining dwelling would be subject to further approval either as demolition alone or in conjunction with some other development of the site.

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

Issue

The third ground of refusal was that the dwellings were provided with insufficient private open space to provide for outdoor recreation as an extension of the dwelling and that there was insufficient space provided for storage and gardens.

The proponents contend that the dwellings are relatively small and that the proposed private open space is commensurate with that and meet the needs of the occupants. Further, the proponents submit that small garden sheds could be provided for additional storage purposes if required, although the intent is that such storage be contained within the dwelling. The proponents reiterate the size of private open space available to the units:

1-10:	4m ² first floor balcony and 10m ² ground level
11:	4m ² first floor balcony and 12m ² ground level
12:	22m ² at ground level
13-18:	4m ² first floor balcony and 30m ² ground level
19-22:	27-38m ² at ground level
23 and 24	70m ² at ground level

Comment

At the time of its decision, Council was aware that the proposed dwellings were small and was similarly aware of the areas of private open space proposed. Council did not concur that the dwellings would not be occupied by families with children (perhaps single parent with two children) and otherwise need more private open space than effectively a single car park.

The provision of a small community garden and the existence of a public park 250m away does not constitute an area effectively an extension of each dwelling.

Issue

The proponents assert that whilst the intent is for the provider to maintain gardens and landscaping and thus the occupants would not require garden tools and the like and adequate storage is available within the dwellings, nevertheless small garden sheds could be accommodated if required, with small commercially available products.

Comment

Concerns expressed in considering the application were split between the obvious limitations on storage within the small dwellings and the long term use of the dwellings if they become surplus to the proponents needs and are sold individually. The need or desire for such secure storage is not limited to gardening tools and the storage needs of occupants of affordable housing may be little different from the needs of residents of many other types of housing.

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

Issue

Council rejected the proposal on the grounds that insufficient car parking was provided to meet the reasonable needs of the occupants of 24 dwellings. The proponents have provided statistical evidence to establish that the average number of cars owned by occupants of two bedroom dwellings is 1.24 in Youngtown and 1.29, state-wide. Notwithstanding their assertion that the average is significantly lower for residents of social housing, the proponent note that the Youngtown average would require 30 car parking spaces and the proposal provides 32.

Comment

Notwithstanding that the number of car parking spaces provided may meet a statistical average for car ownership, the notion of average ensures that there are a number of two bedroom dwellings where the ownership of cars is greater than the average. Whilst the statistics will have included higher socio-economic two bedroom dwellings, it is relatively unlikely that there were many examples of 24 dwellings on the same site.

If the statistical average is correct and the residents of the 24 dwellings collectively own 30 cars, there is only two car parking spaces left for visitors. Less, if one tenant owns three cars or two cars and a trailer. The reliance on a statistical average, unlikely to have been significantly based on developments such as that proposed, is not compelling.

Conclusion:

Whilst the applicants have asked that Council reconsider its refusal of the proposed development of 24 multiple dwellings at 357-361 Hobart Road, Youngtown, the arguments presented are not sufficiently persuasive and it is recommended that Council request the Tasmanian Planning Commission to confirm its refusal of the proposed development.

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.

9.2 Amendment 61 - Zone Land from Commercial to General Residential and Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown ...(Cont'd)

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:

Land Use Planning and Approvals Act 1993
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 - General Manager Community and Place Network

ATTACHMENTS:

1. Plan of Amendment - Amendment 61 - 357-361 Hobart Road Youngtown (*distributed electronically*)
 2. Representations - 357-361 Hobart Road Youngtown (*distributed electronically*)
-

**9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots,
Demolish Existing Outbuilding****FILE NO:** DA0270/2020**AUTHOR:** Duncan Payton (Town Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Survey and Alignment Services
Property:	33 Delamere Crescent, Trevallyn
Zoning:	General Residential
Receipt Date:	29/05/2020
Validity Date:	19/06/2020
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	31/07/2020
Representations:	Three

STANDARDS REQUIRING COUNCIL DISCRETION

10.4.15 Lot size and dimensions
10.4.16 Frontage and access
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 DA0270/2020 - Subdivision - subdivide one lot into two lots and demolish existing outbuilding at 33 Delamere Crescent, Trevallyn, subject to the following conditions:

**9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots,
Demolish Existing Outbuilding ...(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 Council unless modified by a condition of the Permit:

- a. Proposal Plan, prepared by Survey and Alignment Services, reference no. 2020028, proposed subdivision at 33 Delamere Crescent, Trevallyn, sheet 1 of 2, revision 01, dated 26/05/2020.
- b. Proposal Plan, prepared by Survey and Alignment Services, reference no. 2020028, proposed subdivision at 33 Delamere Crescent, Trevallyn, sheet 2 of 2, revision 01, dated 26/05/2020.

2. FINAL PLAN OF SURVEY

The Final Plan will not be sealed until all conditions have been complied with.

3. LOCATION OF GARAGE

Prior to the commencement of works, a certified survey plan, prepared by a registered surveyor, and clearly identifying the location of the garage, proposed to be demolished, in relation to the boundary. Further planning approval is required if the garage is not located wholly within 33 Delamere Crescent, Trevallyn (CT 70144/1).

4. AMENITY

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

5. 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.

6. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/00743 - LCC, dated 03/06/2020 and attached to the permit.

7. DEMOLITION

- a. All demolition works must ensure the protection of property and services which are to either remain on or adjacent to the site from interference or damage.
 - b. Burning of waste materials must not be undertaken on site.
 - c. All rubbish/debris must be removed from the site for disposal at a licensed refuse disposal site.
-

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

8. 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

9. FENCING

Prior to the sealing of the final plan of survey, the northern side boundary must be provided with a solid (ie. no gaps) fence, from the street boundary to the rear of the existing garage (to be demolished) to provide full privacy between the adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

10. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a. Such covenants or controls are expressly authorised by the terms of this permit; or
- b. Such covenants or similar controls are expressly authorised by the consent in writing of the Council.
- c. Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation to Council for sealing.

11. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. 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.

12. 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.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

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.

13. APPLICATION TO ALTER A STORMWATER SERVICE

To have an existing service connection physically removed/relocated/altered, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

14. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

15. 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.

16. RETICULATED SERVICES

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

17. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document *'How close can I build to a Council Service?'* where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

18. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the General Manager Infrastructure and Assets Network:

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the General Manager Infrastructure and Assets Network.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

19. SEPARATION OF SERVICE CONNECTIONS

The applicant must locate and identify the existing service connections (water supply, sewer and stormwater) for the existing development of the land and complete the following work:

- a. Ensure that each new title has a single connection to a public stormwater main or kerb adaptor with all other connections being capped.
- b. Where required, reroute internal stormwater or sewer pipes within each lot so as to provide an independent system for each lot.
- c. Stormwater drains that do cross the new title boundary between lots must be upgraded to a public drain standard or where permitted must be subject to private easement.
- d. Ensure each lot has a water connection and meter in accordance with the requirements of TasWater.

The applicant must provide detailed construction plans of all proposed public works prepared by suitably qualified persons and complying with current Council standards and approved by the Council's General Manager Infrastructure and Assets Network prior to any works commencing. A fee of 1.5% of the public works estimate (or a minimum of \$250) is payable for any public works. Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

20. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

21. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

22. DEMOLITION

The Developer must:

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

23. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan of Survey, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of lot 2 on endorsed plans. The valuation shall be determined by a registered land valuer and must be not more than 12 months old at the time of the sealing of the final plan. Valuations are to be procured at the subdivider's expense.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0270/2020. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(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.*

The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by 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 enquiries 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 the Council's Notice to Waive Right of Appeal is attached.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

E. Driveway Works and Retaining Walls

Further planning approval shall be required for extension or reconfiguration of the driveway if the gradient exceeds 10% or for the construction of retaining walls higher than 1m.

F. No Approval for Alterations to Driveway Crossover

No approval to install a new, or alter an existing, driveway crossover in any way has been granted or is implied by the issue of this Planning Permit.

REPORT:**1. THE PROPOSAL**

It is proposed to subdivide the existing 1407m² lot at 33 Delamere Crescent, Trevallyn, into two lots of 667m² (lot 1, containing the existing dwelling) and 740m² (lot 2). The existing outbuilding (garage) at the top of the driveway on the northern side of the site is to be demolished to provide access to the proposed lot.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is a 1407m² lot, located on the south-western side of Delamere Crescent, Trevallyn. The site climbs approximately 10m from the north-east corner to the south-west corner. The existing northern driveway has a gradient of around 1 in 7 or 14%.

The site currently contains a dwelling, a garage at the top of the driveway, on the northern boundary, and a garage on the southern side of the property frontage. There are two existing accesses to Delamere Crescent.

The surrounding area is zoned general residential and is developed principally for single dwellings. The adjoining lot to the north and those to the east, over Delamere Crescent are a similar size to the subject site. The site to the south is a single dwelling on a double lot. The adjoining properties to the west, on Delungra Road are a similar size to the proposed lots. Similarly, there are some examples of smaller lots on Delamere Crescent.

There is a scenic protection layer affecting the properties to the east and south, but does not apply to the subject site.

The character of the area is suburban residential.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

10.0 General Residential Zone

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

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

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

Consistent

The proposal to subdivide the existing 1407m² lot into two lots of 667m² and 740m² for the purpose of creating an additional residential lot is consistent with the purpose of the zone to provide for residential use or development where full infrastructure services are available.

10.4 Development Standards

10.4.11 Outbuildings, swimming pools and fences

Objective:

To ensure that:

- (a) outbuildings, swimming pools and fences:
 - (i) do not detract from the character of the surrounding area; and
 - (ii) are appropriate to the site and respect the amenity of neighbouring lots;
- (b) dwellings remain the dominant built form.

Consistent

The proposal includes the demolition of the existing garage at the top of the driveway to facilitate access to the proposed lot.

Notwithstanding the proposal to remove the garage to facilitate access, the applicants were concerned about the integrity of the building, with a significant lean to the north and a large lateral crack in the concrete floor. Post exhibition, the applicants engaged consulting engineers, Pitt & Sherry Pty Ltd to inspect the garage and advise on its condition. Their advice is included in the attachments and relevantly states:

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

This garage and specifically the northern concrete wall are in a dilapidated state and are at risk of collapse, causing a significant safety hazard for not only the users of the garage but the neighbours as well. This structure has effectively reached the end of its life ... Pitt & Sherry recommend that the garage is demolished as a matter of urgency.

A1.1 The combined gross floor area of outbuildings must be no greater than 45m²; and
 A1.2 Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.

Complies

The existing single garage at the top of the driveway is to be demolished. The existing single garage at the southern side of the frontage is to be retained within lot 1.

10.4.12 Earthworks and retaining walls

Objective:

To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

Consistent

The demolition of the existing garage will require some earth works or the retention of the existing retaining walls as the existing ground level at the rear and southern side is higher than the floor level of the garage.

A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Complies

The existing concrete retaining wall at the rear and side of the garage structure is approximately 900mm high. The owners have advised that it is their intention to retain those concrete retaining walls at this time. Future driveway works will be addressed with any proposal to undertake development on the proposed lot.

10.4.13 Location of car parking

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

<p>Consistent Parking for the proposed lot will be addressed at the time of its future residential development. Lot 1 will retain the existing garage on the street frontage. Additional on-street parking is available to meet the reasonable needs of the residents.</p>
<p>A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.</p>
<p>A2.2 Turning areas for vehicles must not be located within the primary front setback.</p>
<p>Complies No new parking is proposed in the front setback. If additional parking is required in the future, this will be subject to further approval.</p>

10.4.15 Lot size and dimensions

<p>Objective: To ensure the area and dimensions of lots are appropriate for the intended use of the lots.</p>
<p>Consistent The proposal satisfies the applicable acceptable solutions or performance criteria.</p>
<p>A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have a minimum area of no less than 500m²; and (b) be able to contain a rectangle measuring 10m by 15m; or A1.2 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or (b) be required for the provision of public utilities; or (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>
<p>Relies on Performance Criteria Whilst both proposed lots are greater than 500m² and can contain the requisite rectangle, the proposed access strip of lot 2 is directly adjacent to the existing dwelling on lot 1. The dwelling will not be contained within the building envelope prescribed by the acceptable solution at clause 10.4.2 A3 and performance criteria are relied upon.</p>
<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the likely provision of on-site parking and manoeuvrability for vehicles; (d) the topography of the site; (e) the presence of any natural hazards; (f) adequate provision for private open space; and (g) the existing pattern of development in the area.</p>

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

Complies

Having regard to the relevant matters, each proposed lot will have sufficient useable area and dimensions suitable for its intended use.

Excluding the access strip, proposed lot 2 will have an area of some 620m² which is ample area for the development of a dwelling and associated parking and manoeuvring areas and private open space, all with regard to the relevant acceptable solutions.

The existing dwelling will remain unchanged on an area of 667m², including existing private open space at the rear. There will be no unreasonable loss of amenity as a result of the access strip for lot 2, less than 200mm from the northern edge of the dwelling. The windows on the northern wall of the dwelling all have an existing sill height of more than 1.7m from the driveway level and there will be no intrusion of light or incidental overlooking from persons using the driveway. Residents of the dwelling will continue to overlook the driveway, however, this is not considered significant.

10.4.16 Frontage and access

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Consistent

The existing site currently has two accesses to Delamere Crescent. Each proposed lot will retain one of those. Additionally, lot 1 will retain a right of way over the driveway of lot 2.

Each existing access is considered to provide safe and suitable access for the intended use.

A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

Complies

Each proposed lot will have frontage to Delamere Crescent of not less than 3.6m.

A2 No acceptable solution.

Relies on Performance Criteria

P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

Complies

Each lot will have reasonable vehicular access. In the case of lot 2, it is proposed to retain the existing driveway at this time, with changes likely to be included with any future development proposal.

10.4.17 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Consistent

The subdivision layout includes a stormwater connection for each lot.

A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Complies

Each proposed lot is capable of being connected to the public stormwater system and connection points are shown on the proposal plan.

A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Complies

Such advice has been received.

10.4.18 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Consistent

Sewer and water connections are shown for each lot.

A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

Complies

Each lot will be connected to a reticulated water supply in accordance with the requirements of TasWater.

A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Complies

Each lot will be connected to a reticulated sewerage system in accordance with the requirements of TasWater.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

10.4.19 Integrated urban landscape

Objective: To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.
Consistent The proposal complies with the acceptable solution.
A1 Subdivision does not create any new road, public open space or other reserves.
Complies The proposal does not create any new roads, public open space or other reserves.

10.4.20 Walking and cycling network

Objective: To: (a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists; (b) design footpaths, shared path and cycle path networks that are safe and accessible; and (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.
Consistent The proposal satisfies the acceptable solution.
A1 Subdivision does not create any new road, footpath or public open space.
Complies The proposal does not create any new roads, public open space or other reserves.

10.4.21 Lot diversity

Objective: To provide a range and mix of lot sizes to suit a variety of dwelling and household types.
Consistent The proposal satisfies the acceptable solution.
A1 Subdivision is for 10 lots or less.
Complies The proposal is to subdivide one lot into two.

10.4.23 Neighbourhood road network

Objective: To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.
Consistent The proposal satisfies the acceptable solution.
A1 Subdivision does not create any new road.
Complies No new road is created as a result of the subdivision.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

10.4.24 Public transport network

Objective: To provide for access to public transport.
Consistent The proposal satisfies the acceptable solution.
A1 Subdivision does not create any new road.
Complies The subdivision does not create any new road.

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 Appropriate parking is provided to meet the reasonable needs of the use and development.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.
Consistent The proposal satisfies the applicable performance criteria.
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.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

Relies on Performance Criteria

The Table provides for the provision of two car parking spaces for the existing dwelling. No parking spaces are required for the proposed lot 2 as it is currently vacant.

The proposal plan shows only one car parking space for proposed lot 1 and relies upon performance criteria.

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

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

It is proposed that the existing single garage at the frontage of lot 1 will provide adequate parking to meet the needs of the residents as they will have only one car. Further it is noted that whilst not a wide street, on-street parking is available to provide for additional parking if required.

Subject to further approval, the residents of 33 Delamere Crescent could convert the existing single garage into a double. Given the 1.8m solid fencing on the two adjoining properties to the south, the impact of a future double garage at this point is unlikely to alter the character of the street or surrounding area.

There is an existing bus stop some 250m away in Delungra Street and it is some 500m to the Trevallyn shopping centre.

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditional consent provided with recommended conditions.
Environmental Health	Conditional consent provided with recommended conditions.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2020/00743 dated 03/06/2020.
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 10 June to 24 June 2020. Three representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p><i>Issue</i> A boundary survey is needed prior to approval.</p> <p><i>Comment</i> A boundary survey has been undertaken by the surveyors in the preparation of the proposal plan.</p>
<p><i>Issue</i> The garage to be demolished, is deemed to be encroaching on 35 Delamere Crescent.</p> <p><i>Comment</i> The surveyors have advised categorically, that the garage to be demolished is wholly within the subject site at ground level, although the wall is leaning out.</p>

9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots, Demolish Existing Outbuilding ...(Cont'd)

Issue

The existing garage wall is approximately 6m long and 3m high, it should be replaced with a similar concrete block wall to maintain the same level of privacy.

Comment

A new boundary wall to that height would require building approval and further planning approval as it is not repairs or maintenance to the existing garage but rather a new stand-alone structure. The planning scheme does not include provisions that would support such a condition.

Issue

The current fencing is to a high standard, paid for by J Gowardman of 35 Delamere Crescent and located on her property inside the shared boundary.

Comment

These fences are aesthetic screen fencing and are not the responsibility of the proponents and do not form part of this application.

Issue

The current shared boundary between the shed and the frontage is occupied in part by a 3m high mature hedge which encloses an old and rotten paling fence. The existing screen fence in this section, on 35 Delamere Crescent was erected by J Gowardman at her expense as the proponents did not want to remove the hedge at that time.

Comment

As noted above, the screening erected on 35 Delamere Crescent does not form part of this application. The proponents advise that the hedge will be removed to provide suitable access for the proposed lot. They have been advised that a condition requiring a solid fence (ie. lapped timber palings), from the frontage to the rear of the shed to be demolished is likely. The condition of the fence behind the hedge will not be known until the hedge is removed.

Issue

There is a concern that the proponent may not be able to afford a new fence.

Comment

Such an assertion is irrelevant.

Issue

The remaining fence beyond the shed to be demolished is old and this is the area where a new dwelling is likely and which will face directly onto the back yard of 35 Delamere Crescent.

Comment

The fence is old but not in immediate need of replacement. There is existing vegetation along both sides of the fence line. Further vegetation could be planted to provide additional privacy if desired. If and when a building is proposed on the proposed lot, it will be required to meet the relevant privacy provisions of the zone. Additional requirements, beyond the expectation of the scheme, imposed at this time would not be appropriate.

**9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots,
Demolish Existing Outbuilding ...(Cont'd)**

Issue

The proponents and representors (from 35 Delamere Crescent) have met to discuss replacement fencing and whilst it was agreed to obtain quotes, who should pay for the fence was not resolved.

Comment

From the details contained in the representation, it is clear that the representors seek replacement fencing in excess of the capacity of the planning scheme to require. The scheme can reasonably require the replacement or making good of fencing and the accepted standard is lapped timber palings to a height between 1.8m and 2.1m. Anything beyond this is a matter for the neighbours to agree. It is noted that a masonry fence higher than 1.2m or a timber fence higher than 2.1m will require building approval and further planning approval.

Issue

The proposal is detrimental to the representor's finances and devalues their property.

Comment

There is no provision in the planning scheme to address assertions of impact on property values.

Issue

The main impact of concern is the loss of privacy.

Comment

The subdivision itself will not impact upon privacy. Any potential impact will stem from the future development of the lot for a dwelling. Similarly, an application for multiple dwellings on the subject site could be made without the subdivision. Development of the site now for multiple dwellings or the proposed lot for a single dwelling, will be required to address the privacy provisions of the zone at that time.

Issue

Loss of view down the river.

Comment

There is a substantial difference in elevation between the floor height of the representors dwelling to the rear of the site and the likely floor height of any future dwelling on the proposed lot. Whilst there will most likely be some loss of view, the scale of this loss cannot be determined at this time as there is no proposal for development on the lot currently. Nevertheless, it is expected that most of the views from the representor's dwelling will be retained.

**9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots,
Demolish Existing Outbuilding ...(Cont'd)**

Issue

Loss of peace and quiet and impact on amenity.

Comment

Some level of this is to be expected as communities change and grow. The extent to which this may occur as a result of a future dwelling on what is currently the rear yard of 33 Delamere Crescent cannot be determined. However, the impact will come from future development of the property, which, as noted above, could occur without the subdivision. There is no provision in the planning scheme to limit the noise or activity level of a family living in their home. Unreasonable noise, that constitutes a nuisance, can be regulated under the *Environmental Management and Pollution Control Act 1994*.

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

**9.3 33 Delamere Crescent, Trevallyn - Subdivision One Lot into Two Lots,
Demolish Existing Outbuilding ...(Cont'd)**

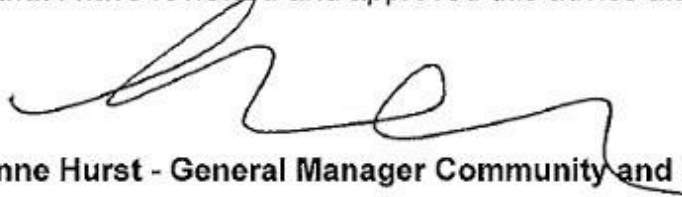
BUDGET & FINANCIAL ASPECTS:

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 - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 33 Delamere Crescent, Trevallyn (*distributed electronically*)
 2. Plans to be Endorsed - 33 Delamere Crescent, Trevallyn (*distributed electronically*)
 3. Boundary Identification Survey - 33 Delamere Crescent, Trevallyn (*distributed electronically*)
 4. TasWater SPAN - 33 Delamere Crescent, Trevallyn (*distributed electronically*)
 5. Representations - 33 Delamere Crescent, Trevallyn (*distributed electronically*)
-

10 ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Saturday 11 July 2020

- Attended the South Launceston Rotary Changeover Dinner

Monday 13 July 2020

- Officiated at the Queen Victoria Museum and Art Gallery Smoking Ceremony to recognise the re-opening of the Art Gallery following the COVID-19 pandemic closure

Tuesday 14 July 2020

- Conducted an on-line Citizenship Ceremony
-

11 COUNCILLORS' 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.)

12 QUESTIONS BY COUNCILLORS**12.1 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.)

12.1.1 Councillors' Questions on Notice - Councillor P S Spencer - Riverbend Park Budget Amendment - Council Meeting - 9 July 2020**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, asked at Council on 9 July 2020 by Councillor P S Spencer, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. Why was pump station repositioned after having all of the infrastructure, piping and cabling in place?

Response:

When the decision to include sinks with the barbeques was made, Pavilion 2 and Pavilion 4 were the only two that were to include sinks. It was determined, at that time, more practicable to have a small sewer pump close to Pavilion 4 and another larger sewer pump station close to the amenities in Pavilion 1 that would also service Pavilion 2. Subsequently a decision was made to install barbeques with sinks in all four pavilions, after the small pump station had been installed and re-design of the sewer was required. This design was based on a single deeper sewer pump station that would service all four barbeque pavilions as well as the amenities. The small pump station was removed and returned to the supplier for partial credit on the new larger pump station.

2. Why did we put 50mm conduit into every light pole with no cables installed in them?

Response:

This work was undertaken in two parts, being standard practice for this type of project. The 50mm conduit was installed to every light pole by the Civil Contractor as required by the electrical design. The Electrical Contractor independently pulled cables through the 50mm conduit.

12.1.1 Councillors' Questions on Notice - Councillor P S Spencer - Riverbend Park Budget Amendment - Council Meeting - 9 July 2020 ...(Cont'd)

3. Why was the toilet block purchased in kit form from Queensland when it could have been made here?

Response:

The decision made was consistent with the Council's procurement requirements and represented best value for money.

12.1.2 Councillors' Questions on Notice - Councillor J G Cox - Clarification of Grant Amount for Legacy - Council Meeting - 9 July 2020**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following question, asked at Council on 9 July 2020 by Councillor J G Cox, has been answered by Michael Stretton (Chief Executive Officer).

Questions:

1. Regarding a letter from Legacy signed by Russel Hogarth about the amount of a grant, can we get any clarification that it was actually the correct amount of grant, without going into the detail now?

Response:

Yes, it was the correct amount based on the Council's Concessional entry to the Council's Waste Disposal Facilities Policy which is calculated as 80% of the previous year's value.

12.2 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.)

No Councillor's Questions Without Notice have been identified as part of this Agenda

13 COMMITTEE REPORTS**13.1 Heritage Advisory Committee Meeting - 18 June 2020****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Heritage Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 18 June 2020.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 18 June 2020.

REPORT:

The Heritage Advisory Committee, at its Meeting on 18 June 2020, discussed the following items:

1. Heritage Planning Review - Heritage Precincts

The Committee noted the status of work on the Heritage List Review.

- Stage 1 work is currently with the Tasmanian Planning Commission (TPC) awaiting formal advertising together with the rest of the new planning scheme. Officers continue to address questions from the TPC. As reported previously it was suggested that the scheme may be able to be endorsed approximately six months after the two month advertising period, however, this timeline is dependent on the number and complexity of changes requested by the public and required to be made by the Commission.
- Draft datasheets for Stage 2 and 3 Places are nearing completion
- The 'fast tracking' of the heritage precinct work is being sought with assistance from students in the UTAS School of Architecture and Design 'Work Integrated Learning' program in the first instance.

2. 2020 Heritage Snap! Awards

Due to the COVID-19 pandemic shutdown, the Committee agreed to reschedule the awards to October 2020 (with any restrictions on gatherings as required at the time). Consideration will be given to the 2021 Awards, which will include the built awards and Heritage Snap, being held later in the year.

13.1 Heritage Advisory Committee Meeting - 18 June 2020 ...(Cont'd)

3. City Park Fountain

International Conservation Services, has been appointed to undertake the assessment of what works are needed on the Terracotta Fountain. Due to the COVID-19 pandemic shutdown this has not progressed, but once Tasmania's border restrictions are eased, dates will be confirmed.

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.

13.1 Heritage Advisory Committee Meeting - 18 June 2020 ...(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 - General Manager Community and Place Network

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Lee Viney (Administration Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

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 16 and 23 July 2020:

Key City Park Spaces and Events

Councillors were updated on the considerations and impacts of events in key park spaces.

State of the City Report

Councillors received the Annual State of the City Report.

City Deal Three Year Review

Councillors received a presentation and discussed recommendations for existing commitments and opportunities to inform future City Deal structure and programming for years six to ten.

Update on Bus Interchange/Birchalls Building Development

The Chief Executive Officer provided a verbal update to Councillors.

Parking - Paterson Street Central Fees

Councillors discussed proposed fee arrangements for the Paterson Street Central Car Park.

Nature Strip Policy

Councillors discussed the draft City of Launceston Nature Strip Policy and associated guidelines.

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

Freedom of Entry to the City of Launceston

Councillors discussed information regarding a previous Council decision.

Building Better Regions Fund - Round 4

Councillors engaged in discussions regarding issues in respect of the Building Better Regions Fund - Round 4 grant offer.

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.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

14.1 Council Workshop 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.



Louise Foster - General Manager Organisational Services Network

15 NOTICES OF MOTION

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

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

16 COMMUNITY AND PLACE NETWORK ITEMS

16.1 Community Grants (Round 2) 2019/2020

FILE NO: SF6822

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider applications for Community Grants received in Round 2, 2019/2020.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 October 2019 - Agenda Item 15.2 - Community Grants (Organisations) Policy Review (05-PI-018)

Council - 22 October 2019 - Agenda Item 15.1 - Community Grants (Individuals/Teams/Groups) Policy Review (05-PI-017)

RECOMMENDATION:

1. That the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$
Just Cats Inc.	Desexing for Financial hardship instances	86%	\$3,000	\$3,000
Northern Suburbs Community Centre Inc.	Food Security in the Northern Suburbs	84%	\$5,000	\$5,000
Esk Valley Orienteering Club	Orienteering Permanent Course Launceston	82%	\$4,814	\$4,814
Council on the Ageing (Tasmania) Inc. trading as COTA Tasmania	Live Well Live Long	67%	\$4,717	\$3,538

16.1 Community Grants (Round 2) 2019/2020 ...(Cont'd)

Organisation	Project/Activity	Score	Requested \$	Recommended \$
LGH Historical, Visual and Performing Arts Committee	Art and Music at the LGH : <i>A Video: an initiative in the Healing Process</i>	54%	\$5,000	\$2,500
TOTAL			\$22,531	\$18,852
TOTAL AVAILABLE				\$39,187
BALANCE				\$20,335

REPORT:

Organisation Applications

The Community Grants Assessment Panel assessed each application against the assessment criteria (detailed below):

Assessment Points

- Identifies a clear community need for the project;
- Outcomes directly benefit the Launceston Community;
- Outlines clear engagement and collaboration with the community, enabling social connections and community participation;
- Project plan demonstrates good organisational planning for the project/activity; and
- The project budget is detailed, realistic and:
 - demonstrates the applicant is co-contributing at least 20% towards the project in addition to the funding requested. (Co-contribution can be either in-kind or financial);
 - outlines how the City of Launceston funding will be utilised.

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

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

The total value of eligible requests received for Community Grants Round 2 2019/2020 is \$22,531. Based on the assessment results, the recommended allocation of funds for Round 2 2019/2020 is \$18,852.

16.1 Community Grants (Round 2) 2019/2020 ...(Cont'd)

Individual/Team/Group Applications

In accordance with the policy for Community Grants (Individuals/Teams/Groups) (05-PI-017), the following Community Grant (Individual/Team/Group) applications have been approved.

Community Grants (Individuals/Teams/Groups) applications approved from 1 July 2019

Individual/Team/Group	Activity	\$ Approved
Northern Tasmanian Junior Soccer Association U16 Girls	AFS Shepparton Cup, in VIC from 25 - 28 October 2019.	\$450
Tasmanian Touch Football Under 15 Girls	School Sport Australia Touch Football Under 15 Girls Tournament in Canberra, ACT from 27 October - 1 November 2019.	\$450
National Science and Engineering Challenge	The Science and Engineering Challenge (SEC) is a nationwide STEM* outreach program presented by the University of Newcastle in partnership with communities, Rotary clubs, universities and sponsors.	\$450
SSA Under 15 Boys Tasmanian AFL Team	School Sport Australia U15 AFL Football national competition.	\$300
Under 14 Northern Tigers	Australian U14 National Club Championships held in Ballarat, VIC. Held from Monday, 30 September - Saturday, 5 October 2019 at the Ballarat Sports and Events Centre, VIC.	\$375
Tasmanian Touch Football Under 18 Girls	2019 National Youth Touch Football Championships (Under 18s) from 18 - 21 September 2019. The Tournament is held at the Sunshine Coast Stadium Bokarina, QLD on a yearly basis.	\$450
Nthn Tas Junior Soccer Association U12 Girls	Oceania Cup. This all girls' and womens' soccer tournament will be held in Alstonville, NSW, 5 - 6 October 2019.	\$300
NTJSA U13 Black Representative Team	Karl Posselt Cup in Merimbula, NSW, held from 3 -7 October 2019.	\$450
Individual 1	World BMX Championships in Belgium at the end of July.	\$300
Individual 1	2019 National Junior Road Cycling Championships on the Gold Coast, QLD, on 20 September 2019.	\$100

16.1 Community Grants (Round 2) 2019/2020 ...(Cont'd)

Individual/Team/Group	Activity	\$ Approved
Individual 1	2019 Oceania Track Championships in Invercargill, NZ. This event will be held between 16 - 19 October 2019.	\$300
Individual 1	2019 School Sport Australia 12 and Under Track and Field Competitions being held in Darwin from 18 - 25 September 2019, at the Arafura Stadium, NT.	\$100
NTJSA U14 Gold Representative Team	Champions Cup held on the Gold Coast, QLD, from 28 September 2019 to 5 October 2019.	\$300
U19/17/15 Australian Boxing Championship	U19/17/15 Mens' and Womens' Australian Championships, Wednesday, 23 October 2019 - Saturday, 26 October 2019, Carrara Indoor Sports Stadium, Carrara, QLD.	\$150
Metal Minds Robotic Teams	National Robotics Competition at Macquarie University Sydney, NSW - 16 and 17 November 2019.	\$300
Individual 1	The Australian All Schools Athletic Championships held in Perth, WA, 6 - 8 December 2019.	\$100
Individual 1	Tasmanian Youth Delegation to COP 25 and COY 15 United Nation's conferences in Chile this November/December 2019.	\$300
Individual 1	The Australian All Schools Athletic Championships held in Perth, WA, 6 - 8 December 2019.	\$100
Queechy Engineering - Ingenuity	National final of the F1 in Schools Challenge, at the Robert Bosch Centre, Clayton, VIC, from 8 -14 March 2020.	\$375
TOTAL APPROVED		\$2025.00
TOTAL REMAINING		\$4,350

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact for those individuals/teams/groups and organisations by enabling projects and activities to be undertaken.

ENVIRONMENTAL IMPACT:

Approval of the recommended grants will have minimal impact on the environment.

16.1 Community Grants (Round 2) 2019/2020 ...(Cont'd)

SOCIAL IMPACT:

Approval of the recommended grants will provide a number of valuable educational, social, health and lifestyle benefits to the Launceston community.

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.

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.

BUDGET & FINANCIAL ASPECTS:

Community Grants - Organisations	\$
Available Funds for Round 2	\$39,187*
Amount Recommended for Round 1	\$18,852
BALANCE	\$20,335

**Includes unallocated funds of \$4,187 from Community Grants (Organisations) 2019/2020 Round 1.*

Community Grants - Individual/Team/Group	\$
Available Funds	\$10,000
Amount Allocated	\$5,650
BALANCE	\$4,350*

**Allocated to Community Grants (Individual/Team/Group) for remainder of the 2019/2020 Financial Year.*

The total budget for Community Grants for 2019/2020 is \$80,000. There are two funding rounds per year. As per the Community Grants (Organisations) Policy (05-PI-018), normally no more than one half of the budget will be recommended for approval in each

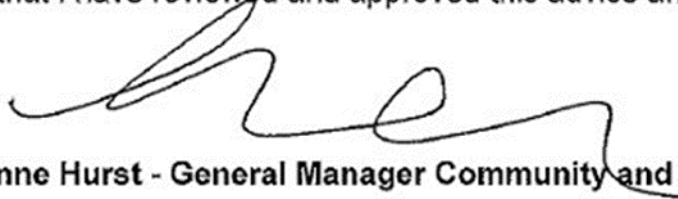
16.1 Community Grants (Round 2) 2019/2020 ...(Cont'd)

funding round. Any funds left from one funding round will be allocated in the remaining funding rounds for that financial year.

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 - General Manager Community and Place Network

16.2 Small Event Sponsorship Round 1 2020/2021

FILE NO: SF6943

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider event sponsorship support for Small Events (Round 1) 2020/2021.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. recommends the following Small Event Sponsorship Applications receive the recommended sponsorship amount, from the 2020/2021 Small and Celebratory Event Sponsorship Budget.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Cornerstone Youth Services Inc.	Tasmanian Rock Challenge	81%	\$2,610	\$2,610	\$2,610
City of Launceston Lions Club Inc.	Launceston Christmas Parade	81%	\$5,000	\$5,000	\$5,000
Lifeline Tasmania Inc.	Out of the Shadows	81%	\$5,000	\$5,000	\$5,000
Thai Association of Tasmania Inc.	A Touch of Thai 2020	81%	\$5,000	\$5,000	\$5,000
Launceston Festival of Dance Inc.	Launceston Festival of Dance	81%	\$5,000	\$5,000	\$5,000
Northern Children's Network Inc.	FunTastic AirTastic: Interactive Arts for all Ages	72%	\$5,000	\$5,000	\$3,750
Clifford Craig Foundation	Walk and Run for your Heart	71%	\$5,000	\$5,000	\$3,750

16.2 Small Event Sponsorship Round 1 2020/2021 ...(Cont'd)

Organisation	Event	Score	\$Request	\$Assess	\$Recom
St. Cecilia Productions	Grand End of Year Concert	69%	\$4,300	\$4,300	\$3,225
RSPCA Tasmania	Paws N Claus	69%	\$5,000	\$5,000	\$3,750
Croquet Tasmania (Tasmanian Croquet Association Inc.)	Australian Golf Croquet Championships	66%	\$2,250	\$2,250	\$1,688
Total			\$49,160	\$49,160	\$38,773
Balance					\$4,827

2. notes the following event sponsorship application will not be funded by Council, as the application received a score less than the recommended level for funding (ie. <50%).

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Cancer Council Tasmania	Women's 5km run/walk	49%	\$5,000	\$5,000	\$0

REPORT:

Round 1 for Events Sponsorship applications closed on 15 March 2020. Council resolved at its Meeting of 2 April 2020 to postpone assessment of these applications until such time as there was more clarity around events in a post-pandemic environment. Upon rescheduling of this assessment, each applicant was contacted for a response to whether their event was proceeding given the pandemic, what measures were being taken by the event organiser to meet social distancing and hygiene requirements and if the event was delayed, what were the new plans. These responses then formed part of the assessment.

The Events Sponsorship Assessment Panel assessed each application against the assessment criteria (detailed below) and provided the recommendations.

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and Innovation - Encourages and supports creativity, innovation and local talent.

Community Spirit - Builds community spirit, fosters pride and a sense of place.

Inclusiveness - Inclusive and accessible to residents within our community.

Asset Usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

16.2 Small Event Sponsorship Round 1 2020/2021 ...(Cont'd)

***New Events** - Demonstrate strategies for sustainability and a vision for growth.

**Note: To encourage new events (events that have not been held in the City of Launceston municipality previously) there will be an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.*

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

The Event Sponsorship Policy (05-PI-012) states that Round 1 of the Small Event Sponsorship program covers a five-month period (1 August - 31 December) and will be allocated 40% of the annual budget. Based on the 2020/2021 budget adopted by Council, available funds for Small Event Sponsorship Round 1 2020/2021 are \$43,600.

The total funds requested in Small Event Sponsorship Round 1 2020/2021 is \$49,160. Based on the assessment results, the recommended allocation of funds is \$38,773 (Recommendation 1).

It is acknowledged that one application is recommended not to receive funding as they received a score less than the recommended level for funding (ie. <50%) Recommendation 1).

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

16.2 Small Event Sponsorship Round 1 2020/2021 ...(Cont'd)

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.

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.

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.

BUDGET & FINANCIAL ASPECTS:

	Budget \$	Available Funds Round 1 (2020/2021) \$	Recommended Round 1 (2020/2021) \$	Balance \$
Small and Celebratory Event Sponsorship*	\$109,000*	\$43,600	\$38,773	\$4,827

**\$20,000 of the 2020/2021 Small and Celebratory Event Sponsorship budget is allocated to Small Signature Events (previously referred to as Celebratory Events). The remaining \$109,000 is allocated to the Small Event Sponsorship Program.*

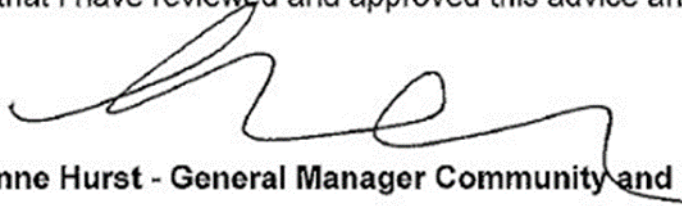
The budget adjustment consideration of this item has been approved by the General Manager Community and Place Network.

16.2 Small Event Sponsorship Round 1 2020/2021 ...(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 - General Manager Community and Place Network

16.3 Major Event Sponsorship Round 1 2020/2021

FILE NO: SF6942

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider event sponsorship support for Major Events (Round 1) 2020/2021.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. recommends the following Major Event Sponsorship Applications receive the recommended sponsorship amount, from the 2020/2021 Major Event Sponsorship Budget.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Rotary Club of Central Launceston Incorporated	Tamar Valley Cycle Challenge (Sally's Ride) (Level 1)*	71%	\$10,000	\$10,000	\$7,500
GTR Events	Tour of Tasmania (Level 1)	62%	\$12,500	\$12,500	\$9,375
Launceston City Cycling Club	Launceston Christmas Sports Carnival (Level 1)**	58%	\$20,000	\$12,500	\$6,250
Total			\$42,500	\$35,000	\$23,125

Note - there are two levels in this category

Level 1 - \$5,001 up to \$12,500 and Level 2 - \$12,500 up to \$20,000

**Chris Griffin (Tourism Northern Tasmania) abstained from assessment of Tamar Valley Cycle Challenge (Sally's Ride) (Rotary Club of Central Launceston Incorporated)*

16.3 Major Event Sponsorship Round 1 2020/2021 ...(Cont'd)

*** Application assessed at Level 1 \$12,500, not Level 2 \$20,000 as the panel deemed the event to be a Level 1 event.*

2. recommends \$10,000 from the 2020/2021 Major Event Sponsorship Budget be committed to the sponsorship of The Launceston Morning Glow Event.
-

REPORT:

Round 1 for Events Sponsorship applications closed on 15 March 2020. Council resolved at its meeting of 2 April 2020, to postpone assessment of these applications until such time as there was more clarity around events in a post-pandemic environment. Upon rescheduling of this assessment, each applicant was contacted for a response to whether their event was proceeding given the pandemic, what measures were being taken by the event organiser to meet social distancing and hygiene requirements and if the event was delayed, what were the new plans. These responses then formed part of the assessment.

The Events Sponsorship Assessment Panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations.

Sponsorship Levels

Funding is available under two levels:

- Level 1 \$5,001 up to \$12,500
- Level 2 \$12,501 up to \$20,000

Level 1 would typically be an event held in the Launceston municipality attracting audiences from local and intrastate areas.

Level 2 would typically be an event held in the Launceston municipality attracting larger audiences from local, intrastate, interstate and/or international areas.

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and Innovation - Encourages and supports creativity, innovation and local talent.

Community Spirit - Builds community spirit, fosters pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

16.3 Major Event Sponsorship Round 1 2020/2021 ...(Cont'd)

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Asset Usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

***New Events** – Demonstrate strategies for sustainability and a vision for growth.

**Note: To encourage new events (events that have not been held in the City of Launceston municipality previously) there will be an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.*

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

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

Launceston Morning Glow Event

The Assessment Panel determined that although the Launceston Morning Glow Event failed to sufficiently meet all elements of the Assessment Criteria of the Special Event Sponsorship Program, it is a unique event and provides a good opportunity for community engagement and localised commerce in what is set to be a beautiful spectacle in the heart of the Launceston CBD. The Launceston Morning Glow Event also provides an opportunity to showcase UTAS Stadium with this distinctive one-off event to leverage marketing assets for the promotion of Launceston as a destination that supports and can facilitate a diverse events offering.

The Assessment Panel determined the Launceston Morning Glow Event is more in alignment with the Major Event category with the Launceston Morning Glow Event likely to deliver an inclusive experience, encouraging community participation, creativity and will build community spirit. It is also anticipated this event will attract audiences from our local area and possibly intrastate.

The Event Sponsorship Policy (05-PI-012) states that Round 1 covers a five-month period (1 August - 31 December) and will be allocated 40% for the annual budget. The proposed available funds for Major Event Sponsorship Round 1 2020/2021 is \$84,000.

The total funds requested in Major Event Sponsorship Round 1 2020/2021 is \$42,500. The total recommended allocation of funds for Major Event Sponsorship Round 1 2020/2021 is \$23,125 as per the application assessment results. There is a further recommended commitment of \$10,000 of funds from the Major Events Sponsorship budget. This results in an additional \$50,875 to be allocated to Major Event Sponsorship Round 2 - 2020/2021.

16.3 Major Event Sponsorship Round 1 2020/2021 ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

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.

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.

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.

16.3 Major Event Sponsorship Round 1 2020/2021 ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

The proposed budget for Events Sponsorship Round 1 2020/2021 is:

	Proposed Budget \$	Proposed Available Round 1 \$	Recom. for Round 1 \$	Additional Pre-committed Funds \$	Balance \$
Major Sponsorship Events Budget	\$210,000	\$84,000	\$23,125	\$10,000	\$50,875*

**Additional funds to be allocated to Major Events Sponsorship Round 2 2020/2021 Budget. This will bring the Major Events Sponsorship Round 2 2020/2021 budget to \$176,875.*

The budget adjustment consideration of this item has been approved by the General Manager Community and Place Network.

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 - General Manager Community and Place Network

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023

FILE NO: SF7064

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider triennial event sponsorship support for Signature Events to be held in 2020/2021, 2021/2022 and 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. recommends the following Major Signature Event Sponsorship applications receive the recommended sponsorship amounts and that these amounts are pre-committed from the Signature Events Sponsorship budget for 2020/2021, 2021/2022 and 2022/2023 financial years:

Major Signature Events Sponsorship Program

Organisation	Event	Score	\$Request	\$Assess	\$Recom
The Launceston Festivale Committee Inc.	Festivale	89%	\$60,000	\$60,000	\$60,000
Junction Arts Festival Inc.	Junction Arts Festival	86%	\$60,000	\$45,000	\$45,000
Tasmanian Symphony Orchestra Pty Ltd	Symphony Under the Stars	81%	\$25,000	\$20,000	\$20,000
DanceSport Tasmania	7 Tasmania Open DanceSport Championship	79%	\$20,000	\$20,000	\$15,000

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Rally Tasmania Pty Ltd	Rally Tasmania	76%	\$50,000	\$20,000	\$15,000
Launceston Cycling Classic Inc.	Launceston Cycling Festival	75%	\$20,000	\$20,000	\$15,000
Tennis Tasmania***	Tennis Tasmania	73%	\$20,000	\$20,000	\$15,000
Epic Events and Marketing	Tasmanian Running Festival	72%	\$15,000	\$15,000	\$11,250
Tasmanian Turf Club Inc.	Launceston Cup Carnival**	66%	\$35,000	\$20,000	\$15,000
Total			\$305,000	\$240,000	\$211,250
Available Funds					\$225,000
Balance					\$13,750

**Deputy Mayor Danny Gibson abstained from assessment of the 7 Tasmania Open DanceSport Championship (DanceSport Tasmania).*

***Councillor Nick Daking abstained from assessment of Launceston Cup Carnival (Tasmanian Turf Club Inc.).*

****Under an agreement between Council and Complete Sports Marketing Pty Ltd (signed 1/10/2010), Council is required to pay CSM a 'trailing commission' in respect of events originally secured by CSM whilst ever those events continue to be held in the Launceston local government area. The relative fee for the Launceston Tennis International is \$2,000 + GST and this amount will be deducted from the recommended event sponsorship amount of \$15,000 for the Launceston Tennis International.*

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

2. recommends the following Small Signature Event Sponsorship applications receive the recommended sponsorship amounts and that these amounts are pre-committed from the Small and Celebratory Event Sponsorship budget for 2020/2021, 2021/2022 and 2022/2023 financial years:

Small Signature Events Sponsorship Program

Organisation	Event	Score	\$ Requested	\$ Assessed	\$ Recom
Rotary Club of Tamar Sunrise	Carols by Candlelight 2020*	89%	\$5,000	\$5,000	\$5,000
Interweave Arts Association	REMADE	89%	\$5,000	\$5,000	\$5,000
Migrant Resource Centre (Northern Tas) Inc	Launceston Community Harmony Day	88%	\$5,000	\$5,000	\$5,000
Launceston City Mission Inc	Launceston City Community Christmas	82%	\$5,000	\$5,000	\$5,000
Total			\$20,000	\$20,000	\$20,000
Available Funds					\$20,000
Balance					\$0

**Deputy Mayor Danny Gibson abstained from assessment of Carols by Candlelight 2020 (Rotary Club of Tamar Sunrise, Inc.).*

REPORT:

The Event Sponsorship Policy includes a Signature Event category and states:

Funding will be provided to support established annual events (small and major) that deliver a uniquely memorable experience in the Launceston municipality. Events will deliver an inclusive experience, encouraging community participation, creativity and will foster pride and positivity in our City.

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

The Major Signature Events will in addition deliver significant tourism and economic returns to the Launceston community, building our profile and reputation as a great place to live, visit and invest. Major Events will also operate under multi-year strategic and marketing plans and epitomise best practice in event delivery.

On a tri-annual basis the City of Launceston will identify established annual events that will be eligible for three years of continuous funding support. Up to four of these will be small events. Events must deliver a unique and memorable experience for the City of Launceston, have received a minimum of three years continuous funding support as a City of Launceston Sponsored Event and continue to deliver Event Strategy outcomes to a high standard.

The events listed above have been identified in line with the Signature Event Criteria as being established major annual events that deliver a uniquely memorable experience and received a minimum of three years funding support from the City of Launceston through the Event Sponsorship Program.

Invitations were issued to the event organisers of the abovementioned events to submit an application for Signature Event Sponsorship (now in two categories). These applications closed on 15 March 2020. Council resolved at its meeting of 2 April 2020, to postpone assessment of these applications until such time as there was more clarity around events in a post-pandemic environment. Upon rescheduling of this assessment, each applicant was contacted for a response to whether their event was proceeding given the pandemic, what measures were being taken by the event organiser to meet social distancing and hygiene requirements and if the event was delayed, what were the new plans. These responses then formed part of the assessment.

The Events Sponsorship Assessment Panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations.

Major Signature Events:

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and Innovation - Encourages and supports creativity, innovation and local talent.

Community Spirit – Builds community spirit, fosters pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Progressive - Demonstrates a future strategic vision for growth and continued sustainability.

Asset Usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

Small Signature Events

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and Innovation - Encourages and supports creativity, innovation and local talent.

Community Spirit – Builds community spirit, fosters pride and a sense of place.

Inclusiveness – Inclusive and accessible to residents within our Community

Asset Usage - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

Assessed Figure

Signature Event applicants were advised to apply for a similar level of funding as per the funding received in the 2019/2020 financial year.

To ensure a consistent approach the Assessment Panel recommended a framework be applied to establish a baseline assessed figure. It was determined that the Major Events Sponsorship (Level 2) Funding Level Framework, was most appropriate with a maximum funding level of \$20,000. Therefore, the assessed funding figure was the lesser of \$20,000 or the level applied for.

Two events were the exception of the above, being Festivale and Junction Arts Festival. This is due to a previous Council decision to approve increased funding for these premier events. The assessed funding figure applied for these events was the level of approved funding in 2019/2020.

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston 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.

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.

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.

16.4 Event Sponsorship Signature Events 2020/2021 - 2022/2023 ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

The budget for Signature Event Sponsorship for 2020/2021 is currently:

	Budget \$	Recommendations \$	Balance \$
Signature Event Sponsorship	\$225,000	\$211,250	\$13,750
Small and Celebratory Event Sponsorship	\$20,000*	\$20,000*	\$0*
	\$225,000	\$211,250	\$13,750*

**\$20,000 of the Small and Celebratory Event Sponsorship budget is allocated to Small Signature Events (previously referred to as Celebratory Events). The remaining \$109,000 is allocated to the Small Event Sponsorship Program.*

Available funds as indicated in the report are based on the 2020/2021 budget, as a commitment. Triennial funding requires confirmation of the budget in each financial year for commitments including 2021/2022 and 2022/2023.

The budget consideration of this item has been approved by the General Manager Community and Place Network.

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 - General Manager Community and Place Network

17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS**18.1 Disposal of Council's Interest in Easements at Swanston Drive, Waverley****FILE NO:** SF2138**AUTHOR:** Duncan Campbell (Team Leader Legal Services)**GENERAL MANAGER** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the disposal of Council's interest in easements contained in SP144765 at Swanston Drive, Waverley.

This decision must be made by absolute majority according to section 177 of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council:

1. notes the valuation advice of LG Valuation Services Pty Ltd dated 29 January 2020 relating to easements existing in Sealed Plan SP144765 (ECM Doc Set ID 4337033, Attachment 1).
 2. pursuant to section 177 of the *Local Government Act 1993 (Tas)*, decides, by absolute majority, to dispose of its interest in the easements affected by the petition to amend Sealed Plan SP144765 (ECM Doc Set ID 4116799, Attachment 2) for up to \$1.00, plus all relevant costs.
 3. notes that the consequent amendment to Sealed Plan SP144765 will be caused to be made by the Council's officers under delegated authority.
-

REPORT:

Council has received a petition to amend Sealed Plan SP144765. The proposed amendments to SP144765 are to:

- A. Delete the "Drainage Easement "C" 7.00 Wide" and "Drainage Easement 9.14 Wide" from within lot 4 on the face plan; and,
 - B. Delete the corresponding rights of drainage from the relevant schedule of easements.
-

**18.1 Disposal of Council's Interest In Easements at Swanston Drive, Waverley
...(Cont'd)**

The petitioner has provided marked up copies of the plan and schedule of easements as part of the petition to amend sealed plan 144765. The petition is attached to this report as Attachment 2.

In order for Council to dispose of an interest in land, which includes interest in an easement, a valuation is required by section 177 of the *Local Government Act 1993* (Tas). Accordingly, a valuation has been obtained and puts the value to Council of the easements at \$35,500 exclusive of GST.

Notwithstanding the valuation advice, it is recommended that Council's interest in the easements is disposed of for nil or \$1 consideration for the following reasons:

- Council did not pay any money for the easements when they were created in Council's favour. Rather the easements were created as part of Council's approval of the final plan when created under the *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas).
- It does not appear as though the relevant easements have ever been used by Council or any other person.
- Engineering advice from the Infrastructure and Assets Network is that Council's drainage needs are otherwise met with the remaining easements on the plan. Council is not disadvantaged by disposing of its interests in the easements.
- To require payment for the easements would see a gain to Council that would be not justifiable in the circumstances.

The petitioner has agreed to pay all relevant Council and Land Titles Office fees.

The petitioner has notified owners affected by the petition as identified at page 2 of the petition (Attachment 2). No person has asked to be heard in respect of the matter.

If Council is agreeable to disposing of its interest in the easements in accordance with the Recommendations of this item, the Council's officers will cause the relevant amendments to be made under delegated authority.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

**18.1 Disposal of Council's Interest In Easements at Swanston Drive, Waverley
...(Cont'd)**

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.

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 - General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Valuation Advice Regarding Sealed Plan SP144765 (*electronically distributed*)
 2. Petition to Amend Sealed Plan SP144765 (*electronically distributed*)
-

18.2 Disposal of Council's Interest in Easements in SP177935 at Australis Drive, Rocherlea**FILE NO:** SF1109**AUTHOR:** Duncan Campbell (Team Leader Legal Services)**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the disposal of Council's interest in an easement in Sealed Plan SP177935 at Australis Drive, Rocherlea.

This decision to be made by absolute majority according to section 177 of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council:

1. notes the valuation advice of LG Valuation Services Pty Ltd relating to the relevant easements existing in Sealed Plan SP177935 (ECM Doc Set ID 4338126, Attachment 1).
 2. pursuant to section 177 of the *Local Government Act 1993* (Tas), decides, by absolute majority, to dispose of its interest in the easements affected by the petition to amend Sealed Plan SP177935 (ECM Doc Set ID 4338180, Attachment 2) for up to \$1.00, plus all relevant costs.
 3. notes that the consequent amendment to Sealed Plan SP177935 will be caused to be made by the Council's officers under delegated authority, or otherwise by Council or a Council Committee if any person asks to be heard.
-

REPORT:

Council has received a petition to amend Sealed Plan SP177935. The proposed amendments to SP177935 are to:

- A. Remove the existing Drainage Easement 2m wide, created by Sealed Plan SP131811, appurtenant to Lot 4 on Sealed Plan SP131811, shown on Lot 1 on Sealed Plan SP177935 and Lot 3 on Sealed Plan SP131811.
 - B. Remove the existing Drainage Easement 2m wide in favour of Launceston City Council, shown on Sealed Plan SP177935.
-

18.2 Disposal of Council's Interest in Easements in SP177935 at Australis Drive, Rocherlea ...(Cont'd)

The petition includes a new plan and new schedule of easements that the petitioner has identified as incorporating the proposed amendments. The petition, without relevant attachments, is included at Attachment 2.

Notwithstanding the valuation advice, it is recommend that the easements are disposed of for nil or \$1 consideration for the following reasons:

- It was a condition of the relevant planning permit that the easements were to be expunged from the title.
- There is redundant infrastructure within the easements which is being removed by the proponent at their expense.
- Engineering advice from the Infrastructure and Assets Network is that Council's drainage needs are otherwise met with the remaining easements in the area.
- The easements in question are redundant, and accordingly Council loses no practical benefit in disposing of its relevant interests.
- It is not justifiable to charge for disposal in the circumstances, given that the easements are not being used and have no identified future use.

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.
-

18.2 Disposal of Council's Interest in Easements in SP177935 at Australis Drive, Rocherlea ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Shane Eberhardt - General Manager Infrastructure and Assets Network

ATTACHMENTS:

1. Valuation Advice (*electronically distributed*)
 2. Petition to Amend Sealed Plan 177935 (*electronically distributed*)
-

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 2019/2020 Budget - Budget Amendments****FILE NO:** SF6641**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider changes to the Council's 2019/2020 Statutory Estimates.

A decision for Recommendation 1 requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) and by absolute majority, approves the following changes to the 2019/2020 Statutory Estimates:
 - a. Revenue
 - i. the net decrease in revenue from external grants and contributions of \$5,188,840.
 - b. Expenses
 - i. the net increase in operations expenditure of \$654,737.
 - a. Capital Works Expenditure
 - i. the net decrease in expenditure from external funds of \$5,188,840.
 - ii. the net decrease in Council funded expenditure of \$654,737.
 2. notes that amendments from Recommendation 1 results in:
 - a. the operating surplus being amended to \$361,609 (including capital grants of \$2,833,611) for 2019/2020.
 - b. the capital budget being decreased to \$40,933,392 for 2019/2020.
-

REPORT:

The budget amendments are changes to the Statutory Estimates which require a Council decision. The changes relate to external grant revenue and transfers between Operations and Capital projects.

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

	Operations \$'000	Capital \$'000
Statutory Budget as at 1/07/2019	3,826	25,379
Adjustments approved by Council to 29/06/2020	2,379	21,398
Balance Previously Advised as at 29/06/2020	6,205	46,777
<u>Amendments</u>		
Capital to Operations	(880)	(880)
Operations to Capital	225	225
External Funds	(42)	(42)
External Funds Not Received	(5,147)	(5,147)
Statutory Budget as at 30/06/2020	362	40,933
Deduct Capital Grants and Contributions	(2,834)	
Underlying Operating Budget Deficit	(2,472)	

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

1(a) The following items need to be reallocated from Capital to Operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23973	Oxygen Free Case	\$2,000	\$2,000	\$0	\$0
OP49788	Exhibition Inveresk Gallery	\$15,000	\$0	\$2,000	\$17,000
	Totals	\$17,000	\$2,000	\$2,000	\$17,000

The project scope of works:

The purchase of the Oxygen Free Case for the Gallery of First Tasmanian's Exhibition will no longer be going ahead, and it is requested that these funds be utilised to purchase equipment for the Learning Services area of the QVMAG. With the need to provide more digital content it is anticipated that this new equipment will assist in providing both a higher quality online visitor experience and assist in the implementation of socially distanced guided tours.

The budget is split between capital and operational projects as the costs are not all capital in nature.

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24027	Albert Hall Internal Fabric Renewal (Capital)	\$40,000	\$40,000	\$0	\$0
OPM22946	Albert Hall Internal Fabric Renewal (Major Operations)	\$0	\$0	\$40,000	\$40,000
	Totals	\$40,000	\$40,000	\$40,000	\$40,000

The project scope of works:

The retiling of the Albert Hall kitchen floor has been identified as major operational works and the transactions and budget need to be transferred accordingly.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24013	St Leonards Dog Park Light	\$15,000	\$8,765	\$0	\$6,235
OP22837	Parks and Sustainability Transfers from Capital 2019/2020	\$7,584	\$0	\$8,765	\$16,349
	Totals	\$22,584	\$8,765	\$8,765	\$22,584

The project scope of works:

Work undertaken on project the St Leonards Dog Park Light does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised, expenditure has been moved to the operations area and requires the matching budget amount to be transferred.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23960	Digitisation/Collection Audit	\$350,000	\$250,000	\$0	\$100,000
OP22949	Digital Cultural Experience	\$1,000,000	\$0	\$250,000	\$1,250,000
	Totals	\$1,350,000	\$250,000	\$250,000	\$1,350,000

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

The project scope of works:

It has been determined that the work to be undertaken as part of the Digital Cultural Experience (DCE) project will not be capital in nature for the City of Launceston. The City of Launceston has \$250,000 within the Digitisation/Collection Audit project capital budget, which is required to be transferred to the operational area.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23515	Review Flood Warning and Response Plan	\$170,000	\$107,094	\$0	\$62,906
OP22950	Stormwater Transfers from Capital 2019/2020	\$0	\$0	\$107,094	\$107,094
	Totals	\$170,000	\$107,094	\$107,094	\$170,000

The project scope of works:

The expenditure on the Review Flood Warning and Response Plan did not meet the capitalisation requirements of the Council's Capitalisation Framework. Expenditure and budget has since been transferred to operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23553	LWC Design/Landfill Cell Heights	\$240,000	\$199,053	\$0	\$40,947
OP22951	Waste Transfers from Capital 2019/2020	\$0	\$0	\$199,053	\$199,053
	Totals	\$240,000	\$199,053	\$199,053	\$240,000

The project scope of works:

The LWC Design/Landfill Cells and Heights project expenditure did not meet the requirements of the Council's Capitalisation Framework and were, therefore, transferred to operations along with corresponding budget.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23673	Hobart Road Drainage Upgrade	\$337,040	\$234,694	\$0	\$102,346
OP22950	Stormwater Transfers from Capital 2019/2020	\$107,094	\$0	\$234,694	\$341,788
	Totals	\$444,134	\$234,694	\$234,694	\$444,134

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

The project scope of works:

Work undertaken on the Hobart Road Drainage Upgrade project does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised, actuals have been moved to operations requiring corresponding budget to be transferred.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23971	IT Infrastructure Additions 2019/2020	\$40,648	\$11,615	\$0	\$29,033
OP22575	Infrastructure Storage (SAN)	\$10,000	\$0	\$11,615	\$21,615
	Totals	\$50,648	\$11,615	\$11,615	\$50,648

The project scope of works:

Costs were incurred to replace parts of the IT Storage System (SAN) as a temporary solution until a new system was able to be installed. These disc upgrades are not capital in nature and have since been transferred to operations. This amendment is to transfer the matching budget to operations.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24093	Wellington/Howick Intersection Works	\$135,000	\$26,435	\$0	\$108,565
OP22838	Roads Transfers from Capital 2019/2020	\$116,209	\$0	\$26,435	\$142,644
	Totals	\$251,209	\$26,435	\$26,435	\$251,209

The project scope of works:

Work undertaken on the Wellington/Howick Intersection Works project does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised, actuals have been moved to the operations area and requires the matching budget amount to also be transferred.

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

Summary Table

Capital to Operations	Operations	Capital
Oxygen Free Case	\$2,000	(\$2,000)
Albert Hall Internal Fabric Renewal	\$40,000	(\$40,000)
St Leonards Dog Park Light	\$8,765	(\$8,765)
Digitisation/Collection Audit	\$250,000	(\$250,000)
Review Flood Warning and Response Plan	\$107,094	(\$107,094)
LWC Design/Landfill Cell Heights	\$199,053	(\$199,053)
Hobart Road Drainage Upgrade	\$234,694	(\$234,694)
IT Infrastructure Additions 2019/2020	\$11,615	(\$11,615)
Wellington/Howick Intersection Works	\$26,435	(\$26,435)
TOTAL	\$879,656	(\$879,656)

1(b) The following items need to be reallocated from Operations to Capital.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G11280.40644	Work Health and Safety Committee	\$20,000	\$1,300	\$0	\$18,700
CP24121	OSN IT Minor Capital Expenditure 2020/2021	\$0	\$0	\$1,300	\$1,300
	Totals	\$20,000	\$1,300	\$1,300	\$20,000

The project scope of works:

Additional Health and Safety Representatives (HSRs) will be appointed over the coming months, as part of their duties they will be required to support the Safety Team by undertaking safety audits and engaging with Council's safety systems. The purchase of these two iPads is required to enable the additional HSR roles to undertake these duties.

There are sufficient funds available within the Work Health and Safety Committee's operational budget to cover for the purchase of these items due to the reduction of programs due to the COVID-19 pandemic restrictions.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP21932	Library Operations	\$22,852	\$6,000	\$0	\$16,852
CP24115	Compactus Units, History and Library	\$0	\$0	\$6,000	\$6,000
	Totals	\$22,852	\$6,000	\$6,000	\$22,852

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

The project scope of works:

These funds will be used to purchase two Compactus Units to be used by Community History and the Library.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP40106	Planetarium Operations	\$7,500	\$5,150	\$0	\$2,350
CP24112	Planetarium Show License	\$0	\$0	\$5,150	\$5,150
	Totals	\$7,500	\$5,150	\$5,150	\$7,500

The project scope of works:

Funds have been made available from underspends on the Planetarium Operations project to fund the purchase of the five year Planetarium Show license.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP21298	Exhibition Artrage	\$30,000	\$12,919	\$0	\$17,081
CP24063	QVMAG IT Minor Capital Expenditure 2019/2020	\$11,114	\$0	\$11,166	\$22,280
CP24119	QVMAG IT Minor Capital Expenditure 2020/2021	\$0	\$0	\$1,753	\$1,753
	Totals	\$41,114	\$12,919	\$12,919	\$41,114

The project scope of works:

Funds that were not utilised under the Artrage Exhibition operational project are to be utilised to cover IT purchases in both the 2019/2020 and 2020/2021 Financial Year.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22657	Parks and Sustainability Initiatives	\$80,000	\$30,000	\$0	\$50,000
CP23986	Street Tree Strategy Implementation	\$60,000	\$0	\$30,000	\$90,000
	Totals	\$140,000	\$30,000	\$30,000	\$140,000

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

The project scope of works:

The Street Tree Strategy Implementation project contains a sustainability component, therefore, it has been agreed that funding will be contributed to this project from the Parks and Sustainability Initiatives project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22426	LCH - City Activation	\$30,000	\$8,000	\$0	\$22,000
CP24120	CPN IT Minor Capital Expenditure 2019/2020	\$0	\$0	\$8,000	\$8,000
	Totals	\$30,000	\$8,000	\$8,000	\$30,000

The project scope of works:

Two high specification workstations are required by the Place Making team to undertake their duties. It has been identified that sufficient budget is available within the LCH - City Activation budget for 2019/2020 to undertake this purchase. As the workstations meet Council's capitalisation requirements, the purchase will need to be undertaken through a capital project. Therefore, a budget amendment is required.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP22533	Road Services Bridge and Road Maintenance	\$3,193,070	\$74,800	\$0	\$3,118,270
CP23985	Urban Roads Reseal Program 2019/2020	\$1,550,000	\$0	\$74,800	\$1,624,800
	Totals	\$4,743,070	\$74,800	\$74,800	\$4,743,070

The project scope of works:

Work undertaken under the Road Services Bridge and Road Maintenance project have resulted in an asset that meets the council's capitalisation requirements. The expenditure has been transferred into the Urban Roads Reseal Program 2019/2020 project and now requires matching budget to be transferred.

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G14150.39005	Knowledge and Content Labour Recoveries	\$0	\$74,250	\$0	(\$74,250)
G14100.39005	Curatorial Services Labour Recoveries	(\$3,755)	\$12,500	\$0	(\$16,255)
CP23960	Digitisation/Collection Audit	\$115,000	\$0	\$86,750	\$201,750
	Totals	\$111,245	\$86,750	\$86,750	\$111,245

The project scope of works:

Allocation of salaries budget to the collection audit in respect of the normal working hours staff spent on the collection audit for the year ending 30 June 2020.

Summary Table

Operations to Capital	Operations	Capital
OSN IT Minor Expenditure 2020/2021	(\$1,300)	\$1,300
Compactus Units, History and Library	(\$6,000)	\$6,000
Planetarium Show License	(\$5,150)	\$5,150
QVM IT Minor Capital Expenditure 2019/2020	(\$11,166)	\$11,166
QVM IT Minor Capital Expenditure 2020/2021	(\$1,753)	\$1,753
Street Tree Strategy Implementation	(\$30,000)	\$30,000
CPN IT Minor Capital Expenditure 2020/2021	(\$8,000)	\$8,000
Urban Roads Reseal Program 2019/2020	(\$74,800)	\$74,800
Digitisation/Collection Audit	(\$86,750)	\$86,750
TOTAL	(\$224,919)	\$224,919

1(c) The following items have been affected by external funding changes and affect both the Capital and Operations budgets.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24080	Golconda Road Guard Rail	\$40,000	\$19,808	\$0	\$20,192
G10075.12160	Roads - Capital Grants	(\$1,985,000)	\$0	\$19,808	(\$1,965,192)
	Totals	(\$1,945,000)	\$19,808	\$19,808	(\$1,945,000)

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

The project scope of works:

The Golconda Road Guard Rail was delivered at less than the budgeted amount. The City of Launceston was only able to claim Black Spot funding for what had been spent, so the external funds budget needs to be reduced by \$19,807.88.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24093	Wellington/Howick Intersection Works	\$25,000	\$25,000	\$0	\$0
G10075.12160	Roads - Capital Grants	(\$1,965,192)	\$0	\$25,000	(\$1,940,192)
	Totals	(\$1,940,192)	\$25,000	\$25,000	(\$1,940,192)

The project scope of works:

External funds of \$25,000 are no longer to be received on this project, as a result the corresponding budget is required to be removed.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
G10150.12565	York Park - Capital Contributions	(\$4,000)	\$3,000	\$0	(\$7,000)
CP24054	Invermay Park Change Rooms Upgrade	\$64,500	\$0	\$3,000	\$67,500
	Totals	\$60,500	\$3,000	\$3,000	\$60,500

The project scope of works:

It has been identified that as part of this project three in-kind contributions of \$1,000 are to be received due to the completion of this project from three local football clubs that were not originally included in this projects budget.

Summary Table

External Funding	Operations	Capital
Golconda Road Guard Rail	\$19,808	(\$19,808)
Wellington/Howick Intersection Works	\$25,000	(\$25,000)
Invermay Park Change Rooms Upgrade	(\$3,000)	\$3,000
TOTAL	\$41,808	(\$41,808)

19.1 2019/2020 Budget - Budget Amendments ...(Cont'd)

1(d) The following items have been affected by external funding not received in 2019/2020 that are now expected to be received in 2020/2021.

Project Number	Project Description	External Funds
23398	St John Street Central North Redevelopment	\$1,155,000
23397	St John Street Central South Redevelopment	\$478,500
23964	Churchill Park Sports Centre Stage 2	\$340,000
24056	Tennis Centre Upgrade	\$2,800,000
24081	Golconda Road - Farrellys Road to Tunnel Road Black Spot	\$200,000
23943	Granville Street Retaining Wall and Kerb (R2R)	\$93,070
24015	Youngtown Oval Facilities Upgrade	\$80,462
	TOTAL	\$5,147,032

The project scope of works:

For the projects listed, Council had budgeted for and expected to receive external funding in 2019/2020. These funds are now expected to be received in 2020/2021.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

19.1 2019/2020 Budget - Budget Amendments ...(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:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

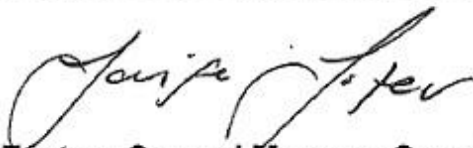
BUDGET & FINANCIAL ASPECTS:

The budget adjustment consideration of this item has been approved by the General Manager Organisational Services Network.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020

FILE NO: SF3611

AUTHOR: Nathan Williams (Manager Finance)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider adjustments made by the Chief Executive Officer to the 2019/2020 Budget.

RECOMMENDATION:

That Council, pursuant to section 82(7) of the *Local Government Act 1993* (Tas), receives the Chief Executive Officer's report on adjustments to the 2019/2020 budget for the period 1 June to 30 June 2020.

REPORT:

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy 12-PI-001 adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

The following capital project adjustments have occurred in the period 1 June 2020 to 30 June 2020:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
23973	Oxygen Free Case	\$10,000	\$8,000	\$0	\$2,000
24063	QVMAG IT Minor Capital Expenditure 2019/2020	\$3,114	\$0	\$8,000	\$11,114
	TOTAL	\$13,114	\$8,000	\$8,000	\$13,114

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

The project scope of works:

The purchase of the Oxygen Free Case for the Gallery of First Tasmanian's Exhibition will no longer be going ahead and it is requested that these funds be utilised to purchase equipment for the Learning Services area of the QVMAG. With the need to provide more digital content it is anticipated that this new equipment will assist in providing both a higher quality online visitor experience and assist in the implementation of socially distanced guided tours.

The budget is split between capital and operational projects as the costs are not all capital in nature.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24012	Churchill Park Stormwater Pump Station Electrical Cabinet	\$12,000	\$12,000	\$0	\$0
24014	Rocherlea Recreation Ground Facilities Upgrade	\$148,000	\$0	\$12,000	\$160,000
24005	Launceston Waste Centre Rising Main	\$1,300,000	\$200,000	\$0	\$1,100,000
23571	Launceston Waste Centre Organics Processing Facility	\$1,033,737	\$0	\$200,000	\$1,233,737
23983	Rural Road Reseal Program 2019/2020	\$288,700	\$50,000	\$0	\$238,700
23984	Footpath Reseal Program 2019/2020	\$350,000	\$0	\$50,000	\$400,000
23929	Infrastructure Design Program	\$11,123	\$11,123	\$0	\$0
24102	Launceston Aquatic Renewable Energy	\$1,774,350	\$0	\$11,123	\$1,785,473
	TOTAL	\$4,917,910	\$273,123	\$273,123	\$4,917,910

The project scope of works:

The scoped works for Churchill Park were completed as part of the Storm Water Pump Station Renewal project. The budget is to be transferred to the Rocherlea Recreation Ground Facilities Upgrade which was for the additional spend to incorporate the need for an accessible toilet into the project.

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

The scope of the rising main project has been reduced and the current estimate is now approximately \$1M for construction. It has been identified that there is emergency work required for stage 0 and stage 1 of the Organics Processing Facility pad replacement and this will be funded from the rising main project.

The Infrastructure Management Group footpath assessment has identified some footpaths that are in poor condition and require sealing this financial year. The additional funding for these footpaths will be transferred from the Rural Reseal Program which has been completed at less than the projected budget.

All costs against the Infrastructure Design Program are for the design work involved in the Launceston Aquatic Renewable Energy project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24050	Launceston Aquatic Public Address System Renewal	\$85,000	\$27,500	\$0	\$57,500
24043	Launceston Aquatic Plant and Equipment Renewal	\$147,290	\$0	\$27,500	\$174,790
	TOTAL	\$232,290	\$27,500	\$27,500	\$232,290

The project scope of works:

The Launceston Aquatic Public Address System Renewal project has been finished and has come in under budget.

Extra works are required under the Launceston Aquatic Plant and Equipment Renewal project to replace two air conditioners as well as some minor works to the floor in the gym. This will be funded by the savings on the Launceston Aquatic Public Address System Renewal project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24013	St Leonards Dog Park Light	\$6,235	\$6,235	\$0	\$0
24078	NTCA Becks Grandstand Roof Renewal	\$0	\$0	\$6,235	\$6,235
	TOTAL	\$6,235	\$6,235	\$6,235	\$6,235

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

The project scope of works:

Work undertaken on project the St Leonards Dog Park Light does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised, expenditure has been moved to the operations area and requires the matching budget amount to be transferred.

The remaining funds have been used to part fund the NTCA Becks Grandstand Roof Renewal project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24008	Duck Reach Trail No. 3 Bridge 1803	\$37,500	\$37,500	\$0	\$0
24078	NTCA Becks Grandstand Roof Renewal	\$6,235	\$0	\$4,171	\$10,406
24077	Kings Park Safety Fence	\$0	\$0	\$26,492	\$26,492
24090	Ravenswood and Dilston AWTS	\$0	\$0	\$6,837	\$6,837
	TOTAL	\$43,735	\$37,500	\$37,500	\$43,735

The project scope of works:

A report received from AUSSPAN advised the City of Launceston that the Duck Reach Trail No. 3 Bridge 1803 and the Duck Reach Trail No. 1 Bridge 1801 could be safely deferred. As a result the budget allocated to these projects will be used to cover unfunded parks projects that had been identified as urgent replacement works. These projects will resubmitted in a future budget period.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24007	Duck Reach Trail No. 1 Bridge 1801	\$52,000	\$52,000	\$0	\$0
24090	Ravenswood and Dilston AWTS	\$6,837	\$0	\$52,000	\$58,837
	TOTAL	\$58,837	\$52,000	\$52,000	\$58,837

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

The project scope of works:

A report received from AUSSPAN advised the City of Launceston that the Duck Reach Trail No. 3 Bridge 1803 and the Duck Reach Trail No. 1 Bridge 1801 could be safely deferred. As a result the budget allocated to these projects will be used to cover unfunded parks projects that had been identified as urgent replacement works. These projects will resubmitted in a future budget period.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
23996	Collection Objects RFID Tagging	\$15,000	\$15,000	\$0	\$0
23960	Digitisation/Collection Audit	\$100,000	\$0	\$15,000	\$115,000
	TOTAL	\$115,000	\$15,000	\$15,000	\$115,000

The project scope of works:

Budget is to be transferred across to the Digitisation/Collection Audit project as the works to be undertaken under the RFID tagging fall under the scope of works to be completed as part of the Digitisation/Collection Audit project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
23997	Loading Dock Roller Door Shutter	\$15,500	\$15,500	\$0	\$0
24116	Royal Park Upstairs Gallery Shutters	\$0	\$0	\$15,500	\$15,500
	TOTAL	\$15,500	\$15,500	\$15,500	\$15,500

The project scope of works:

The Loading Dock Roller Door Shutter project has been completed. The costs did not meet the capitalisation threshold and were transferred to an operational project, and a decision has been made to transfer the projects budget to fund the Royal Park Upstairs Gallery Shutters.

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24063	QVMAG IT Minor Capital Expenditure 2019/2020	\$22,280	\$2,935	\$0	\$19,345
24119	QVMAG IT Minor Capital Expenditure 2020/2021	\$1,753	\$0	\$2,935	\$4,688
	TOTAL	\$24,033	\$2,935	\$2,935	\$24,033

The project scope of works:

Budget is required to be transferred from the 2019/2020 project to the 2020/2021 IT Minor Capital Expenditure project as IT have indicated that they do not have this stock available to distribute this financial year.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
23883	City Wide Play Space Equipment Renewal	\$167,416	\$64,306	\$0	\$103,110
23890	Ravenswood Play Space Development	\$340,000	\$0	\$64,306	\$404,306
23999	Parks Footpath Reseal Program	\$30,000	\$15,822	\$0	\$14,178
23991	Parks Furniture Replacement Program	\$30,000	\$30,000	\$0	\$0
24083	St Leonards BMX Starting Gate	\$0	\$0	\$45,822	\$45,822
23553	LWC Design/Landfill Cells and Heights	\$40,947	\$40,947	\$0	\$0
24089	LWC Landfill Cell Liner (R3 - R6)	\$0	\$0	\$40,947	\$40,947
24055	CBD Mobile Bin Rollout	\$200,000	\$100,000	\$0	\$100,000
23571	LWC Organics Processing Facility	\$1,233,737	\$0	\$100,000	\$1,333,737
	TOTAL	\$2,042,100	\$251,075	\$251,075	\$2,042,100

19.2 2019/2020 Budget - Chief Executive Officer's Report on Adjustments - 1 June to 30 June 2020 ...(Cont'd)

The project scope of works:

The underspend on the City Wide Play Space Renewal project allowed surplus funds to be transferred to the Ravenswood Play Space Development which, prior to the transfer, was over budget.

The remaining works on the Parks Footpath Reseal Program and the Parks Furniture Replacement Program have been deferred with budget made available to cover the unbudgeted St Leonards BMX Starting Gate project.

The LWC Design/Landfill Cells and Heights project expenditure did not meet the requirements of the Capitalisation Framework and were therefore transferred to operations along with corresponding budget. The remaining budget was transferred to the LWC Landfill Cell Liner (R3 - R6) project.

The CBD Mobile Bin Rollout project's scope of works has been reduced, enabling the excess funds to be reallocated to the LWC Organics Processing Facility project.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24093	Wellington/Howick Intersection Works	\$108,565	\$83,565	\$0	\$25,000
23985	Urban Roads Reseal Program 2019/2020	\$1,624,800	\$0	\$83,565	\$1,708,365
	TOTAL	\$1,733,365	\$83,565	\$83,565	\$1,733,365

The project scope of works:

Work undertaken on the Wellington/Howick Intersection Works project does not meet the requirements under the Council's Capitalisation Framework Document. As these costs cannot be capitalised, actuals have been moved to the operations area and requires the matching budget amount to also be transferred. The remaining council funds of \$83,565 are to be transferred to the Urban Roads Reseal Program 2019/2020 project as the sealing component of the Wellington/Howick Intersection were carried as part of the reseal program.

ECONOMIC IMPACT:

Not considered relevant to this report.

19.2 2019/2020 Budget - Chief Executive Officer's Report On Adjustments - 1 June To 30 June 2020 ...(Cont'd)

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

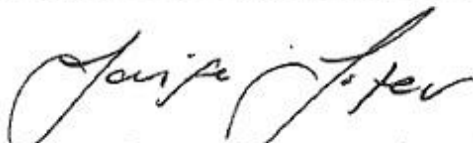
BUDGET & FINANCIAL ASPECTS:

As per the report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

19.3 2020/2021 Budget - Budget Amendments**FILE NO:** SF6641**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider changes to the Council's 2020/2021 Statutory Estimates.

A decision for Recommendation 1 requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) and by absolute majority, approves the following changes to the 2020/2021 Statutory Estimates:
 - a. Revenue
 - i. the net increase in revenue from external grants and contributions of \$5,147,032.
 - b. Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$5,147,032.
 2. notes that amendments from Recommendation 1 results in:
 - a. the operating surplus being amended to \$5,505,550 (including capital grants of \$16,807,032) for 2020/2021.
 - b. the capital budget being increased to \$49,076,032 for 2020/2021.
-

REPORT:

The budget amendments are changes to the Statutory Estimates which requires a Council decision. The changes relate to external grant revenue expected to be received in 2019/2020 that will now be received in 2020/2021. This Agenda Item reinstates this grant revenue taken out of the 2019/2020 statutory budget discussed as part of the previous Agenda Item - 19.1 - Budget Amendments 2019/2020.

19.3 2020/2021 Budget - Budget Amendments ...(Cont'd)

	Operations \$'000	Capital \$'000
Statutory Budget as at 1/07/2020	358	43,929
Adjustments approved by Council to 1/07/2020	0	0
Balance Previously Advised as at 1/07/2020	358	43,929
 <u>Amendments</u>		
External Funds Not Received	5,147	5,147
Statutory Budget as at 1/07/2020	5,505	49,076
Deduct Capital Grants and Contributions	(16,807)	
Underlying Operating Budget Deficit	(11,302)	

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

- The following items have been affected by external funding not received in 2019/2020 that are now expected to be received in 2020/2021.**

Project Number	Project Description	External Funds
23398	St John Street Central North Redevelopment	\$1,155,000
23397	St John Street Central South Redevelopment	\$478,500
23964	Churchill Park Sports Centre Stage 2	\$340,000
24056	Tennis Centre Upgrade	\$2,800,000
24081	Golconda Road - Farrellys Road to Tunnel Road Black Spot	\$200,000
23943	Granville Street Retaining Wall and Kerb (R2R)	\$93,070
24015	Youngtown Oval Facilities Upgrade	\$80,462
	TOTAL	\$5,147,032

The project scope of works:

For the projects listed, Council had budgeted for and expected to receive external funding in 2019/2020. These funds are now expected to be received in 2020/2021.

ECONOMIC IMPACT:

As per the report.

19.3 2020/2021 Budget - Budget Amendments ...(Cont'd)

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

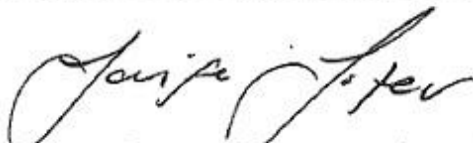
BUDGET & FINANCIAL ASPECTS:

The budget adjustment consideration of this item has been approved by the General Manager Organisational Services Network.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020**FILE NO:** SF6634**AUTHOR:** Pepper Griffiths (Acting Team Leader Performance and Planning)**ACTING GENERAL MANAGER:** Nathan Williams (Organisational Services Network)

DECISION STATEMENT:

To consider the progress against Council's 2019/2020 Annual Plan Actions for the period ending 30 June 2020.

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 May 2020 - Agenda Item 19.4 - Progress against 2019/2020 Annual Plan Actions for Period Ending 31 March 2020

Council - 23 January 2020 - Agenda Item 19.1 - Progress against 2019/2020 Annual Plan Actions for period ending 31 December 2019

Council - 31 October 2019 - Agenda Item 20.1 - Progress against 2019/2020 Annual Plan Actions for period ending 30 September 2019

Council - 25 July 2019 - Agenda Item 19.4 - Annual Plan 2019/2020

RECOMMENDATION:

That Council notes:

1. the treatment and progress against 2019/2020 Annual Plan Actions for the period ending 30 June 2020; and
 2. that progress comments against the Annual Plan Actions for 2019/2020 in the table below will form part of the narrative for the 2019/2020 Annual Report.
-

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Strategic Priority 1: *We Connect with our Community and our Region* through meaningful engagement, cooperation and representation.

Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.

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.

Action	Network	% Complete
Focus Area: To lead the implementation of the GLP via collaborative and constructive relationships with our regional partners.		
Review the GLP to provide an agreed vision and evidence based plan to guide the sustainable development of the GLP area over the medium and longer term horizons, which is supported by all member councils.	Chief Executive Officer	<i>Deferred by Council 28 May 2020</i>
Comment		
Northern Tasmania Development Corporation (NTDC) have agreed to undertake a coordinating role for this project. A tender package for the project has been finalised, however, this project was deferred by 18 months due to the financial impact that the COVID-19 pandemic has had on the Council's operational budget.		
Action	Network	% Complete
Focus Area: To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.		
Develop a framework for delivery of a Regional Recreation Strategy (Regional Sports Plan) in conjunction with sporting clubs, the State Government and neighbouring councils.	Infrastructure and Assets	5%
Comment		
The works have been tendered for but an appointment of a consultant to assist in development of the plan has been put on hold due to the fact that the region's sporting associations and teams are currently managing the impacts of the COVID-19 pandemic and are not well placed to be actively contributing to this process.		
The project will re-commence in late 2020/2021 once we are comfortable the community sporting clubs are in a position to actively engage in this Plan that will guide our sports infrastructure spending over the next 10 years.		

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% Complete
Focus Area: To develop and consistently utilise contemporary and effective community engagement processes.		
Develop the City of Launceston's capacity to deliver consistent, sustainable and more effective community engagement for our stakeholders.	Chief Executive Officer	75%
Comment		
Our <i>Tomorrow Together</i> Community Engagement Program passed the halfway mark when we launched our fourth of six themes (Mobile and Accessible) in December. The fifth theme (Social, Inclusive and Fair) was ready to launch but was put on hold due to COVID-19 pandemic. Planning has commenced to complete the consultation on the fourth and fifth themes in 2020.		
Action	Network	% Complete
Focus Area: To develop and consistently utilise contemporary and effective community engagement processes.		
Develop a Community Engagement Policy, Strategy, Framework and Toolkit, as well as to provide training to our identified 'Champions' across the City of Launceston.	Chief Executive Officer	<i>Deferred by Council 28 May 2020</i>
Comment		
The Community Engagement Strategy is complete and specific 'Champion' training has been undertaken with around 25 identified employees. This continues on an ongoing basis. An updated Community Engagement Framework and Toolkit is yet to be completed.		
This action has been carried over to the 2020/2021 financial year.		

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

We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy, and foster creative and innovative people and industries.

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% Complete
Focus Area: To provide an environment that is supportive to business and development within the municipality.		
Cultural Strategy <ul style="list-style-type: none"> Complete and commence implementation of a Cultural Strategy for the City of Launceston 	Creative Arts and Cultural Services	90%
Comment		
The deadline for community consultation on the draft Strategy was extended in the wake of the COVID-19 pandemic. A new consultation plan is on place, but the adoption of the final Strategy will inevitably be later than originally planned.		

Strategic Priority 3: *We are a Progressive Leader* that is accountable to our governance obligations and responsive to our community.

Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in complying with, and enforcing the law.

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.

Action	Network	% Complete
Focus Area: To ensure decisions are made on the basis of accurate and relevant information.		
Level of Service Planning Stage 1 <ul style="list-style-type: none"> Commence planning to document service levels, review appropriateness of services, and engage with the community around expectations. 	Organisational Services	<i>Deferred by Council 28 May 2020</i>
Comment		
The intention was to commence in May 2020 once a dedicated project resource was employed. The project is currently on hold and with project planning to commence in 2020/2021.		
Action	Network	% Complete
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.		
Organisational Alignment Project <ul style="list-style-type: none"> Implement outcomes of the Organisational Alignment Project. 	Chief Executive Officer	Complete

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Comment		
The Organisational Alignment project has been substantially completed. Work will continue on the revised governance structures for UTAS Stadium and QVMAG over the next two-three years, however, these elements of the project will be separately reported moving forward.		
Action	Network	% Complete
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.		
Organisational Cultural Development Roadmap <ul style="list-style-type: none"> Continue to implement an organisational development program, with a focus on organisational culture, Lean and leadership development. 	Organisational Services	80%
Comment		
<p>The Cultural Roadmap contains seven Focus areas for improvement including the Organisational Alignment Project (OAP), Cultural Action Planning and Embedding our Values and Behaviours. All of these things have been progressing steadily and simultaneously, with some areas more advanced along the timeline with an increased focus on developing our leaders and setting them up to succeed in our revised organisational structure. Through the OAP, a number of other opportunities for improvement were identified and these have been incorporated into the Cultural Roadmap: for example, the need for a greater focus on professional and skill development and more accountable, inclusive and collaborative leadership. Our Cultural Roadmap already included a focus on many of these items, and the OAP feedback has reinforced their importance and helped us to identify areas of priority.</p> <p>The implementation of actions which form part of our Cultural Roadmap will progress over a number of years - the actions are currently planned out until December 2021. Roll out of leadership development training was placed on hold due to COVID-19 pandemic but other elements progressed.</p>		
Action	Network	% Complete
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.		
Review organisational Information and Communications Technology (ICT) Strategy.	Organisational Services	<i>Deferred by Council 28 May 2020</i>
Comment		
The current strategy is due for review and will commence once the Organisational Alignment Project embeds new resources to support a holistic review. This action is to be delivered in 2020/2021.		

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% Complete
Focus Area: To maintain a financially sustainable organisation.		
Diversifying our Income Streams <ul style="list-style-type: none"> Conduct a feasibility study on diversifying income streams for Creative Arts and Cultural Services 	Creative Arts and Cultural Services	<i>Deferred by Council on 31 October 2019</i>
Comment		
The action will become part of governance review for Creative Arts and Cultural Services.		
Action	Network	% Complete
Focus Area: To provide for the health, safety and welfare of the community.		
Workplace Health and Safety <ul style="list-style-type: none"> Review Safety Management System and commence implementation of review findings. 	Organisational Services	80%
Comment		
Project is well progressed and an external consultant has completed a draft Workplace Health and Safety Management Plan. New resources have been embedded in the Workplace Health and Safety Team to support the review and its implementation.		
Some components of the developed safety improvement plan will roll over to the 2020/2021 financial year.		
Action	Network	% Complete
Focus Area: To fairly and equitably discharge our statutory and governance obligations.		
Commence renegotiation of the City of Launceston Enterprise Agreement.	Organisational Services	10%
Comment		
Planning for negotiations was undertaken - formal negotiations were placed on hold due to COVID-19 pandemic and consultation was undertaken with the workforce regarding a 12 month roll over of the 2016 Enterprise Agreement. Both the Australian Services Union and the Council's Management have since agreed upon this rollover, and both parties have signed a Memorandum of Understanding.		

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.

We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is "my city".

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

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% complete
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Launceston City Heart - Wayfinding and Connectivity Implementation - City Deal Agreement <ul style="list-style-type: none"> Implementation of wayfinding treatments in the CBD (Launceston City Heart area). 	Infrastructure and Assets	25%
Comment		
A number of trial wayfinding signs have been installed around the City and Seaport area.		
A contract has been awarded for rolling out the signage from June through to September 2020.		
Action	Network	% complete
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Launceston Heritage List Review and Precincts <ul style="list-style-type: none"> A review of the City of Launceston's local heritage list. 	Community and Place	40%
Comment		
This project is on track and in the third year of a five-year review.		
Action	Network	% complete
Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Collection Audit <ul style="list-style-type: none"> As part of the Digital Cultural Experience migrate QVMAG collection information onto new platform. 	Creative Arts and Cultural Services	50%
Comment		
The first collections are now complete and ready for the data to be migrated within the Digital Cultural Experience (DCE) project. However, progress has now been significantly impacted by COVID-19 pandemic.		
Action	Network	% complete
Focus Area: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.		
St John Street Redevelopment - City Deal Agreement <ul style="list-style-type: none"> Commence the redevelopment of St John Street (Central North and Central South) as part of Stage 1 of the Launceston City Heart Masterplan. 	Infrastructure and Assets	10%

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Comment		
<p>Work is nearing completion on the identification of future arrangements for re-locating the bus interchange from St John Street. Once complete, the St John Street Redevelopment Plan will be reviewed and refined, with work expected to commence on the re-development in 2020.</p>		
Action	Network	% complete
<p>Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.</p>		
<p>Launceston City Heart</p> <ul style="list-style-type: none"> • Implement Stage 2 Implementation Planning. 	<p>Infrastructure and Assets</p>	<p><i>Deferred by Council 28 May 2020</i></p>
Comment		
<p>Council will partner with the State Government to develop the bus interchange, which will include dedicated bus stops, as well as an undercover waiting area. This will allow the relocation of bus stops currently located in St John Street, and pave the way for the future redevelopment of the street as part of the Launceston City Heart Project.</p> <p>The purchase of the Birchalls building will facilitate the private development of a ground-level arcade and serve as a public thoroughfare linking the Brisbane Street Mall to the proposed bus interchange.</p> <p>The Paterson Street Central car park purchase will enable the private development on the remainder of the site - a proposed \$80 million creative industries precinct funded by the New Creative Group.</p> <p>The Group's proposal will encompass world-class education in design and technology, a virtual and augmented reality enterprise, commercial offices, modern food and retail offerings, as well as student accommodation.</p> <p>The Council's newly created Placemaking Team will be working through engagement and conceptual design of these projects in 2020/2021.</p>		

Strategic Priority 5: *We Serve and Care for our Community* by providing equitable and efficient services that reflects needs and expectations of our community.

We are invested in our community's long term health, well-being, safety and resilience. We want to be trusted and respected by 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.

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% complete
Focus Area: To develop and manage infrastructure and resources to protect our community from natural and other hazards.		
Review and implement planning controls to align with 2018 River Flood Study.	Community and Place	50%
Comment		
A draft discussion paper has been prepared which has been workshopped with Councillors and key stakeholders.		
The project has been placed on hold. Subject to budget allocations it is likely to be commenced in the 2021/2022 financial year.		
Action	Network	% complete
Focus Area: To develop and manage infrastructure and resources to protect our community from natural and other hazards.		
Stormwater Management Plans <ul style="list-style-type: none"> Analyse results of hydraulic modelling developed over the past three years to finalise stormwater management plans for key urban catchments. 	Infrastructure and Assets	Complete
Comment		
The Stormwater System Management Plan was adopted by Council at its Meeting held on 28 November 2019. Key priorities from this Plan are as follows: <ul style="list-style-type: none"> Community resilience - improve flood awareness for people in flood-prone areas. Development controls - update E5.0 Flood Prone Areas Code overlay to include mapped overland flow paths and flooding of urban waterways. Structural interventions - priority projects include Prospect and Guy Street North. Water quality and aquatic habitat mitigation measures - review Urban Open Drain Procedure, reinstate riparian vegetation, protect wetlands, implement monitoring program. 		
Action	Network	% complete
Focus Area: To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
<i>My Place My Future</i> (Northern Suburbs Revitalisation Strategy) <ul style="list-style-type: none"> Stage 2 Implementation. 	Community and Place	60%
Comment		
The <i>My Place My Future</i> Plan was successfully launched in August 2019 with the next stage of this project to be implementation and delivery of the plan. This implementation Plan has been finalised and prior to its release, was going to go through another period of community consultation. This did not happen due to COVID-19 pandemic, so implementation is progressing through all levels of government. Local government led projects have commenced in the areas of a social enterprise toolkit, neighbourhood leadership program, and a Mowbray industrial precinct revitalisation study.		

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% complete
Focus Area: To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
Review Council's Access Action Plan.	Community and Place	80%
Comment		
The review is on track, with extensive consultation occurring at present. The first draft has been workshopped with the Access Advisory Committee and various external stakeholders. It was scheduled for a Council Workshop in April, which was postponed due to COVID-19 pandemic. Upon rescheduling, this can progress to development of the final plan and adoption.		
Action	Network	% complete
Focus Area: To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.		
Continue to roll out the <i>ABCDE</i> Learning Sites approach to Mowbray.	Community and Place	Complete
Comment		
The consultation, workshops, project planning, and delivery of the Mowbray Learning Site has been completed with an asset map delivered, project list being refined and the launch of the <i>Dear Mowbray</i> video completed. The final report has been released.		
Action	Network	% complete
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Develop a Social Inclusion Framework.	Community and Place	25%
Comment		
This action was intended to span two reporting years. Although progress slowed after commencement due to the impacts of COVID-19, research and benchmarking has begun. Internal consultation is now underway with a draft framework being developed to aid in external consultation in the second half of 2020.		

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

We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.

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

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% complete
Focus Area: To contribute to air and river quality improvements in Launceston.		
River Health Action Plan - Implementation. <ul style="list-style-type: none"> The project will include the implementation of the River Health Action Plan (catchment management and combined system improvements, public education and policy development) and management of the sediment raking program (data review, hydrological modelling and community). 	Infrastructure and Assets	Complete
Comment		
<ul style="list-style-type: none"> The Council has been working closely with TasWater to develop the implementation plan for the combined drainage works. The 12 month program delivered by the Council to remove cross connections from separated sewer systems into stormwater in Launceston and West Tamar municipalities is on track. The program is extending to the Launceston suburbs in the Meander municipality, which will see the inspection of stormwater pipes for all of Launceston. Significant work has been undertaken on sediment management within the Estuary. A Working Group has been established to review management options, with the intent to discuss options with the community when suitable Detailed communications strategy has been developed and implementation commenced. Continuation of Tamar Action Grants process, with further rounds of funding for land holders to be released. 		
Action	Network	% complete
Focus Area: To reduce our and the community's impact on the natural environment.		
Sustainability Strategy Commence development of a Sustainability Strategy that will: <ul style="list-style-type: none"> Identify actions and strategic projects to improve resource recovery and diversion away from landfill. Outline an energy and greenhouse gas reduction action plan to enable the City of Launceston to reduce its carbon footprint. Identify actions to build community and infrastructure resilience in light of the potential impacts of future climate change. 	Infrastructure and Assets	90%

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Comment
<p>The Sustainability Strategy was adopted by Council on 3 October 2019. The key aspects of the Strategy are:</p> <ul style="list-style-type: none"> • The development of an implementation action plan for the City of Launceston to strive towards achieving 100% neutrality of carbon emission by 2025. • A renewable energy action plan for the City of Launceston to move towards 100% renewables as sources of energy by 2025. • A plan for engaging and working with the community, business and not-for-profit sectors to reduce community emissions and move towards renewables. • Acknowledgement of the reality of our changing climate and other forms of environmental degradation as urgent matters to be addressed. • Council's commitment to seeking positive solutions for climate change mitigation and adaptation under the implementation action plan. <p>A greenhouse gas audit has been undertaken which will provide direction for development of a greenhouse gas reduction plan in 2020/2021 to progress towards these targets.</p>

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

We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our City and Region.

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

Action	Network	% complete
Focus Area: To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.		
University of Tasmania (UTAS) Relocation - City Deal Agreement <ul style="list-style-type: none"> • Engage with UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner. 	Chief Executive Officer	90%

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Comment		
<p>Construction of the Library and Student Experience building and bridge to Willis Street have commenced, while development applications for the River's Edge building and building on the Willis Street site have been lodged with the Council.</p> <p>The parking plan for the Inveresk precinct has been completed and approved by the Council. UTAS is currently preparing a Development Application for a carpark on the northern round-house site and work is underway for UTAS to lease the land from the Council following the request from the Royal National Agricultural and Pastoral Society of Tasmania Limited (RNAPS) to surrender their current lease.</p> <p>The land transfer agreement between the Council and UTAS has been largely completed with the formal land transfer to occur prior to the end of 2020.</p>		
Action	Network	% complete
<p>Focus Area: To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.</p>		
<p>City Deal Agreement</p> <ul style="list-style-type: none"> Continue to work with the commonwealth and state governments to successfully implement all of the City of Launceston's commitments under the City Deal program to deliver a range of economic and social benefits to the City. 	<p>Chief Executive Officer</p>	<p>Complete</p>
Comment		
<p>Work on Launceston City Deal projects is continuing. The Regional Economic Development Strategy was approved by the Council 1 December 2019, and this follows the delivery of the <i>My Place My Future</i> Plan, River Health Action Plan, Greater Launceston Transformation Project and City Heart projects. This inaugural Launceston City Cultural Strategy is currently undergoing public consultation with this process having been extended to accommodate the impacts from the COVID-19 pandemic.</p>		
Action	Network	% complete
<p>Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.</p>		
<p>Launceston Transport Strategy</p> <ul style="list-style-type: none"> Develop a Transport Strategy for the municipality that captures the challenges and opportunities that come with the growth and development across the city, the relocation of UTAS to Inveresk and the trends and technological advances in sustainable transport planning and operation. 	<p>Infrastructure and Assets</p>	<p>95%</p>

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Comment		
<p>The State Government and Northern Councils are collaboratively working on a Transport Vision for the Greater Launceston Area. This vision will include an action plan which identifies the primary investigations and/or on-the-ground works which are needed to understand and address the challenges and opportunities which exist throughout the transport network.</p> <p>The Vision has been endorsed by Council for consultation which will progress when suitable.</p>		
Action	Network	% complete
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
<p>Traffic Signal Project</p> <ul style="list-style-type: none"> Upgrade of the City's aging traffic signal infrastructure (owned by State Growth), targeted improvement of intersections, implementation of data capture technology and data analytics, and provide a framework to encourage more sustainability transport options. 	Infrastructure and Assets	75%
Comment		
<p>The final year of the three-year project is on track.</p> <p>Traffic Signal Upgrade is nearing completion, with the benefits of the system realised all components are installed. Milestones achieved include replacement of all 1980s-era PTF-type signal controllers, the first batch of 20 signal controller replacements complete and traffic monitoring cameras on Wellington Street installed.</p> <p>Stage 1 of the traffic signal cabinet art project is complete. Stage 2 will deliver a further 30 painted/vinyl-wrapped cabinets.</p> <p>Elements of the Smart City Mobility Project have been delayed due to the COVID-19 pandemic, however, the Strategic Transport Multi Modal Model is on track for completion in July and work has commenced on the Green Travel Framework and the Live Platform and Analytics project.</p>		
Action	Network	% complete
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
St Leonards Residential Growth Strategy and Masterplan.	Community and Place	<i>Deferred 28 May 2020</i>
Comment		
<p>Significant consultation and investigation activity has been completed. Long term financial plan modelling will now be undertaken. Regional transport network impacts will further inform the draft strategy and masterplan.</p>		

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Action	Network	% complete
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
South Prospect Residential Growth Strategy and Master plan.	Community and Place	60%
Comment		
<p>A concept site development plan has been prepared for the purposes of discussion and feasibility analysis.</p> <p>Further work is necessary to develop the concepts into rezonings and planning scheme amendments for inclusion in the Launceston Local provision schedules later in 2020.</p> <p>Amendments to the Northern Region Land Use strategy are being prepared to facilitate the rezonings.</p>		
Action	Network	% complete
Focus Area: To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.		
Launceston Planning Scheme <ul style="list-style-type: none"> Finalise the local provisions of the Launceston Planning Scheme for translation to the new State-wide planning scheme framework. 	Community and Place	90%
Comment		
<p>Local provisions have been endorsed by Council and submitted to the Tasmanian Planning Commission for consideration prior to the formal public advertising process.</p> <p>Awaiting Planning Commission decision. Progress on consultation has been delayed due to uncertainty created by COVID-19 pandemic.</p>		

REPORT:

The purpose of this report is to provide an update on the final status of 2019/2020 Annual Plan Actions for period ending 30 June 2020.

Progress against the City of Launceston Annual Plan 2019/2020 is reported in terms of the plan's contribution to the achievement of strategic goals. The reporting takes its structure from a framework, taken directly from the City of Launceston Strategic Plan 2014-2024.

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

Progress against the 2019/2020 Annual Plan Actions for the period ending 30 June 2020 is summarised by the following table:

Action Status	No. of Actions	%
Not Started:	0	0%
In progress:	20	62%
Complete:	5	16%
Previously Deferred by Council:	7	22%
Total number of Actions:	32	100%

Deferral of actions from the 2019/2020 Annual Plan:

The deliverables in the 2019/2020 Annual Plan were previously reviewed and seven actions were deferred by Council. Deferral was recommended due to shifts in organisational priorities and resource constraints which have resulted from the COVID-19 pandemic. The deferred actions are proposed to be delivered in future years.

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.

BUDGET & FINANCIAL ASPECTS:

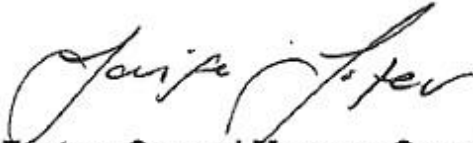
Not considered relevant to this report.

19.4 City of Launceston Annual Plan 2019/2020 - Final Progress Report Against Annual Plan Actions for Period Ending 30 June 2020 ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster - General Manager Organisational Services Network

20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS

No Items have been identified as part of this Agenda

21 CLOSED COUNCIL

No Closed Items have been identified as part of this Agenda

22 MEETING CLOSURE