



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 29 OCTOBER 2020
1.00pm**

City of Launceston

COUNCIL AGENDA

Thursday 29 October 2020

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

Date: 29 October 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

To help keep you safe, a maximum of 20 members of the public are permitted to attend a Council Meeting. You must register your attendance in advance by telephoning 6323 3145 and leaving a message, or emailing us at invitation@launceston.tas.gov.au by 11.00am on the morning of the Council Meeting. A Council Officer will contact you to confirm the details of your attendance.

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed.

PUBLIC QUESTION TIME

Questions received in writing by close of business Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at contactus@launceston.tas.gov.au, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting, or Taken on Notice and answered at a later Council Meeting.

PUBLIC COMMENT ON AGENDA ITEMS

When you register to attend the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

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.

27 August 2020

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

Dear Michael

COUNCIL MEETINGS

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

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

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following Thursdays for the remainder of 2020:

3 September	17 September	1 October	15 October
29 October	12 November	26 November	10 December

commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Councillor A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 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:

1. That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 15 October 2020 be confirmed as a true and correct record.
2. That the Minutes of the Special Ordinary Meeting of the City of Launceston Council held on 22 October 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 Jim Dickenson - Council Meeting - 15 October 2020

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following question, asked at the Council Meeting 15 October 2020 by Mr Jim Dickenson, has been answered by Mrs Leanne Hurst (General Manager Community and Place Network).

Questions:

1. Back in May, that's five months ago, I asked how could it be allowed that highly visible air conditioning equipment be installed on the roof of the brand new Verge Hotel. Your reply to my question was that my question was premature as the building was still under construction. You added further, and I quote, *the endorsed plans for the Verge Hotel show the plant and equipment screened from view*. It is now five months later, the building is now finished, but the plant and equipment is not screened from view. So, when will this work be carried out as required?

Mr M Stretton (Chief Executive Officer), responded by saying that the matter would be followed up, however, it is the responsibility of the owner to comply with the endorsed plans, both planning and building.

Subsequent to the Meeting, the following additional response has been provided:

Response:

The planning permit and endorsed plans have been reviewed subsequent to previous answers provided and, contrary to that previous advice, they contain no requirements for screening of plant and equipment on the roof. The plans show the location of the plant centrally towards the southern end of the building. There are some minor discrepancies in the roof layout between the approved planning plans and the building as constructed and the Council's officers will consider the need for amendments to the plans in this regard. Notwithstanding, the visual impacts of the as constructed plans and equipment is considered to be acceptable for a building of this nature.

8.1.1 Public Questions on Notice - Mr Jim Dickenson - Council Meeting - 15 October 2020 ...(Cont'd)

2. As a supplementary question to the one I just asked, a month ago I wrote to the Council on the same question and I received the same answer I just go, and another month has gone past, so when will it be screened as it is on the endorsed plans?

The Mayor, Councillor A M van Zetten, responded by saying that the matter would be followed up.

3. Back in May, I raised the matter of the unacceptable, grossly untidy state of the unfinished project at 14-16 St Georges Square. This square and its surroundings, its amenity and its lovely housing is truly one of the more pleasant environments in this City. It should be cared for and respected, not allowed to fall by the wayside. The answer back in May was *all required planning permits have been issued*. Nevertheless, I wrote to the Council four weeks ago stating that the property is still untidy and unacceptable have they been complied with? Nevertheless, I again wrote to the Council four weeks ago stating that the property is still untidy and unacceptable and this time I suggested the Council should at least require the developer to take the fence off the footpath and put it behind the site boundary. At least that would be a step in the right direction of tidying it up. I had a reply then that it was being looked in to. What is happening with that one?

Response:

The contractor has realigned the construction fencing with the property boundary. Works will commence on the new fence within the next month which will require closure of the footpath.

8.1.2 Public Questions on Notice - Ms Helen Tait - 14 October 2020**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted to in writing on 14 October 2020 by Ms Helen Tait, have been answered by Mrs Leanne Hurst (General Manager Community and Place Network).

Questions:

1. Regarding self-regulated compliance by applicants at 65A Bourke Street, West Launceston, the Planning Officer has stated, and obviously applied in this case, the principle that a professional application, in this case by Prime Design marked compliant will automatically be accepted as being so. In this case I can identify serious errors in that assertion of compliance and also serious misjudgements by the Planning Officer in interpreting the information supplied. I am concerned that the Councillors, while feeling obliged to follow the Planner's recommendation, are being provided with questionable data and advice on which they stake their decision. Might someone on Council be prepared to investigate or speak with me further on this matter?

Response:

The application in question contained plans and a planning report. The plans were supplied by a qualified building designer and the planning report was prepared by a qualified town planning consultant. The assertion that the planning office automatically agreed with the application documents is incorrect. The assessment of an application is qualitative, in that provisions can be interpreted differently from person to person. There were no serious misjudgements, as alluded to by the representation, but rather a differing of opinion and a differing understanding as to how the provisions of the planning scheme work.

8.1.2 Public Questions on Notice - Ms Helen Tait - 14 October 2020 ...(Cont'd)

2. Regarding heritage provisions and the significant issue of interference with, or loss of heritage fabric, my enjoyment and others' enjoyment from afar, of a view of heritage buildings. Etc., the Heritage Council's recommendation also had weighty presence in this case even though their own notes for the registration of 65A suggest that heritage details for this site are incomplete. I ask why wider address was not given to the more subtle requirements of heritage protection for the substance/the fabric, of the West Launceston Heritage precinct. I also ask why a report of more full consideration by the Council's own Heritage Officer is missing or silent in the reports on this DA?

Response:

There are no heritage precincts in the Launceston Interim Planning Scheme 2015; there are only sites that are located on the State register, the local register or in this case, both. When undertaking assessments on properties within the local register, consideration must be taken against the heritage code. During assessment of proposals for heritage listed sites the responsible Planning Officer liaises with the Heritage Planner to understand the heritage values and impact of development and considers this advice in their assessment.

ATTACHMENTS:

1. Public Questions on Notice - Ms Helen Tait - 14 October 2020
-

Attachment 1 - Public Questions on Notice - Ms Helen Tait - 14 October 2020

Q 2. The planning officer has stated, and obviously applied in this case, the principle that a professional application, in this case by Prime Design marked compliant will automatically be accepted as being so. In this case I can identify serious errors in that assertion of compliance and also serious misjudgements by the planning officer in interpreting the information supplied. I am concerned that the councillors while feeling obliged to follow the planner's recommendation, are being provided with questionable data and advise on which they stake their decision.

Might someone on council be prepared to investigate or speak with me further on this matter?

Q 3. In regard to heritage provisions and the significant issue of interference with, or loss of heritage fabric, my enjoyment, and others enjoyment from afar, of a view of heritage buildings etc. The Heritage Council's recommendation also had weighty presence in this case even though their own notes for the registration of 65A suggest that heritage details for this site are incomplete. I ask why wider address was not given to the more subtle requirements of heritage protection for the substance/the fabric, of the West Launceston Heritage precinct. I also ask why a report of more full consideration by the council's own heritage officer is missing or silent in the reports on this DA?

8.1.3 Public Questions on Notice - Mr Phil Brumby - 21 October 2020**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted to the Council in writing on 21 October 2020 by Mr Phil Brumby, have been answered by Mrs Leanne Hurst (General Manager Community and Place Network).

Questions:

1. Is Council's responsibility for the provisions addressing protection of quality of life in our town disabled under the interim planning scheme?

Response:

Both the interim scheme and the proposed new State-wide scheme provide for a pathway for development to occur without planning approval. The current planning scheme provides for provisions that address the impact of proposed development on existing surrounding land that fall outside of this pathway. This is dependent on the type of development, its zone and any overlays. This includes privacy, amenity, overshadowing and access to reasonable sunlight. Whilst each development is assessed on a case by case basis, the scheme does allow consideration of quality of life.

2. Is there still time to review stronger sunlight and liveability amenity provisions of the scheme before it is set in concrete?

Response:

The current Interim Planning Scheme is set to be replaced by the State-wide Planning Scheme. In some instances the new scheme offers differing provisions for amenity and sunlight from the current scheme. As an example, the new provisions of the Inner Residential Zone require there is no unreasonable loss of amenity having regard to the reduction of sunlight to adjoining properties. This is a departure from the current provisions of the interim scheme, where providing three hours of sunlight is reasonable. This allows for a more qualitative approach to assessment.

8.1.3 Public Questions on Notice - Mr Phil Brumby - 21 October 2020 ...(Cont'd)

3. Can the Launceston City Council establish a planning subcommittee with the primary purpose of investigating the impact of obstructions of direct sunlight on amenity, health and quality of life so that advice can be provided to ensure that future planning schemes are required to consider such factors as part of their decisions?

Response:

Given the answers to the first two questions the Council's Officers do not believe it necessary to investigate this matter further or form a subcommittee.

ATTACHMENTS:

1. Public Questions on Notice - Mr Phil Brumby - 21 October 2020
-

Attachment 1 - Public Questions on Notice - Mr Phil Brumby - 21 October 2020

I am a business manager of an education, rescue and medical products small business, prior to this I was an ambulance service manager and clinician. I also work from time to time as a First Responder. In every care event a range of factors including those related to the mental health of the client must be considered. Unfortunately, I have too often seen the consequences of medical, social and physical isolation impacting on patient health. A not infrequent impact on the mental resilience of in the cooler months is the absence of warmth and direct exposure to sunlight. There is a causal relationship between reduced exposure to direct sunlight and Seasonal Affective Disorder. I am concerned that the reduction of direct sunlight and heat consequential to renovations and new works approved by council may have a deleterious impact on people impacted by planning approvals.

Below I have provided these photographs as example of good and poor urban infill. One a set of quality two storey flats with good value living space with sun and outlook. The second, two doors away, shows a boundary wall that unbeknown to the absentee landlord, cruelly took the sunlight and view and outdoor amenity of the lower level flat next door, for a renovation. The obstruction to direct sunlight is made clear in the attached images.

My questions are:

1. Is Council's responsibility for the provisions addressing protection of quality of life in our town disabled under the interim planning scheme?
2. Is there still time to review stronger sunlight and liveability amenity provisions of the scheme before it is set in concrete?
3. Can the Launceston City Council establish a planning subcommittee with the primary purpose of investigating the impact of obstructions of direct sun light on amenity, health and quality of life so that advice can be provided to ensure that future planning scheme are required to consider such factors as part of their decisions?



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 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling

FILE NO: DA0493/2020

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:	Bennett Architects and Associates Pty Ltd
Property:	3 Sherwins Avenue, Launceston
Zoning:	Inner Residential
Receipt Date:	17/08/2020
Validity Date:	25/08/2020
Further Information Request:	31/08/2020
Further Information Received:	21/09/2020
Deemed Approval:	30/10/2020
Representations:	Three

STANDARDS REQUIRING COUNCIL DISCRETION

- 11.4.1 Setback from a frontage for single dwellings
- 11.4.3 Building envelope for single dwellings
- 11.4.5 Privacy for single dwellings
- 11.4.6 Frontage fences for single dwellings
- E13.6.12 Tree and vegetation removal
- E13.6.4 Site coverage
- E13.6.5 Height and bulk of buildings
- E13.6.6 Site of buildings and structure
- E13.6.7 Fences
- E13.6.8 Roof form and materials
- E13.6.9 Wall materials
- E4.6.4 Sight distance at accesses, junctions and level crossings

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

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 DA0493/2020 - Residential - Construction of a Dwelling at 3 Sherwins Avenue, 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. Site + roof plan, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA01, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision A, dated 12/08/2020.
- b. Level 1 plan, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA02, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision B, dated 10/09/2020.
- c. Level 2 plan, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA03, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision A, dated 12/08/2020.
- d. Street Elevation, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA04, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision A, dated 12/08/2020 - AMENDED PLAN REQUIRED..
- e. Street Elevation, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA05, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision A, dated 12/08/2020 - AMENDED PLAN REQUIRED
- f. South Elevation, prepared by Bennett Architects & Associates Pty Ltd, drawing no. 20111 - DA06, proposed new residence at lot 2 Sherwins Avenue, Launceston, revision A, dated 12/08/2020 - AMENDED PLAN REQUIRED.

2. AMENDED PLANS REQUIRED

Prior to the issue of a Building Permit, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as *Amended Plans Required* and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show:

- a. Revised design of the balustrade to the upper level deck to provide a less reflective railing system, ideally of timber, or a combination of timber and steel and to provide.
- b. Revised design of the balustrade of the upper level deck, where within 3m of a boundary other than adjacent to the garage on the adjoining lot, increasing the height to 1.7m above the finished deck level, and providing a uniform transparency of no more than 30%, so as to provide privacy between dwellings.

**9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

- c. Change to the colour proposed to the *Shadowclad* plywood sheeting annotated as *FC* on the elevation drawings advertised, from white to an off-white, or another muted shade so as to reduce glare and visual impact on views from adjoining properties.
- d. Confirmation of the colour proposed to the rendered masonry annotated as *RM* on the elevation drawings advertised as being a dark grey.
- e. Confirmation of the colour proposed to the garage door annotated as *PG* on the elevation drawings advertised as being a muted shade so as to reduce glare and visual impact on views from the street.

3. 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.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/01285-LCC, dated 03/09/2020 and attached to the permit.

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

6. SITE LANDSCAPING PLAN

Prior to the commencement of works, a landscape plan including appropriate vegetation to soften the appearance of the building from the adjoining heritage places must be submitted for approval by the Manager City Development. The plan must be prepared by a suitably qualified person, must be drawn to scale, and must include details of the following elements:

- a. Major site features such as street boundaries, fences, and existing vegetation; and
 - b. The proposed building footprint, walls and fences; and
 - c. Proposed lawn area, garden beds, hard surfaces and pathways; and
 - d. Proposed plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity).
-

**9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

Once approved by Manager City Development, the plan will be endorsed and will form part of the permit. The landscaping must be:

- e. Installed in accordance with the endorsed plan; and
- f. Completed within three months of the use commencing; and
- g. Maintained for the life of the use. Plantings must not be removed, destroyed or lopped without the written consent of the Council.

7. PROTECTION OF EXISTING TREE

The existing tree, on the boundary of the subject land must be protected from damage during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites*.

Further planning approval is required prior to the destruction or removal of the tree.

8. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's 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 the Council's 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.

9. 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.

**9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

10. 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.

11. VEHICULAR CROSSINGS (& ASSOCIATED FOOTPATH WORKS)

No works to install, removal or modify a vehicular crossing, are to be undertaken without the issue of a Vehicular Crossing Permit for the works. Modification of a vehicular crossing includes any widening of the kerb layback or the driveway apron, in any form whatsoever.

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

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

12. 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.

13. 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 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

14. 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 DA0493/2020. You should contact Council with any other use or developments, as they may require the separate approval of the 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.*

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.

**9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

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.

E. Fireplace/Woodheater Use

Use of the fireplace/woodheater will be subject to the Environmental Management and Pollution Control (Smoke) Regulations 2019 or as superseded.

REPORT:**1. THE PROPOSAL**

The application is for the construction of a new two storey, three bedroom dwelling, with an internal double garage, on a 300m² lot subdivided from the site of the former Trinity Uniting Church.

The proposal also includes a short section of solid fencing to the frontage and moderate relocation and extension of the existing driveway.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is a vacant and generally rectangular lot of some 300m² and rising approximately 1m from east to west. It is located to the southern side of Sherwins Avenue, Launceston west of Margaret Street between Canning and Balfour Streets, to the south west of Launceston's central City area.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

The surrounding area is comprised of a range of uses, the most common of which is residential. Other uses include a food services use at 98 Margaret Street, motor vehicle sales and service, a church and visitor accommodation. Brickfields Reserve is approximately 120m to the north of the site and there are a range of retail and other similar uses along Bathurst Street to the east.

Many of the surrounding properties include development from the late 19th and early 20th century and a number are heritage listed and the area has a residential character.

Notwithstanding being currently vacant, the site was considered to retain its heritage listing, at both the state and local level, having been included on the Tasmanian Heritage Register (THR) and in Table E13.2 of the Launceston Interim Planning Scheme 2015 (the Scheme) as part of the then larger church site.

The heritage listings relate to the larger site from which the subject title was recently subdivided, known as the Trinity Uniting Church (THR ref. no. 3820). Whilst it was considered that the listings remain until such time as the property is reassessed and the listing potentially removed, the recent decision by the Resource Management and Planning Appeals Tribunal (M Hurst versus Launceston City Council and M & R Patterson [2020] TASRMPAT 25) indicates that the listing lapsed when new titles and addresses were issued.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

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

11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.

11.1.1.4 To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.

11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Consistent

The proposal to construct a two storey, three bedroom, single dwelling on a recently subdivided 300m² lot at 3 Sherwins Avenue, accords with the zone purpose in that it will contribute to the variety of dwelling types provided for in residential areas and will provide a high standard of amenity and a positive contribution to the streetscape.

11.4 Development Standards

11.4.1 Setback from a frontage for single dwellings

Objective:

To ensure that the setback from frontages:

- (a) assist in the establishment of the streetscape character;
- (b) enhance residential amenity;
- (c) provide a transition space between the road and private dwelling allowing mutual passive surveillance for community safety; and
- (d) respond to slope and other physical characteristics of a lot and assist in attenuation of traffic noise.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

A1 Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:

- (a) no less than 4.5m from a primary frontage; and
- (b) no less than 3m to a frontage other than a primary frontage; or
- (c) a distance which is no more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or
- (d) no less than the existing dwelling setback if less than 4.5m.

Relies on Performance Criteria

The proposed front setback is between 4.1m and 4.2m and relies upon performance criteria.

P1 The setback from frontage must:

- (a) provide transitional space between the road and private dwelling allowing mutual passive surveillance;
- (b) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site;
- (c) provide measures to ensure that noise generated by traffic will not adversely impact on residential amenity and vehicular egress provides for the safe use of the road; and
- (d) have regard to streetscape qualities or assist the integration of new development into the streetscape.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ... (Cont'd)

Complies

The setback of the proposed dwelling is considered to provide an appropriate transition space between the road and the dwelling while also fitting in with the existing pattern of development and streetscape character. There is a range of setbacks within the streetscape of Sherwins Avenue, including a number of garage doors built to the frontage.

11.4.2 Site coverage and rear setback for single dwellings

Objective:

To ensure that the location and extent of building site coverage:

- (a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity;
- (b) assists with the management of stormwater;
- (c) provides for setback from the rear boundary; and
- (d) has regard to streetscape qualities.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

A1 A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.

Complies

The site coverage proposed is approximately 37% of the 300m² site area.

A2 A rear setback of no less than 4m, unless the lot is an internal lot.

Complies

The rear setback proposed is 4.64m.

11.4.3 Building envelope for single dwellings

Objective:

To ensure that the siting and scale of single dwellings:

- (a) allows for flexibility in design to meet contemporary dwelling requirements;
- (b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and
- (c) has regard to streetscape qualities.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

A1 All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes:

- (a) determined by a setback of no less than 3m from side boundaries and no less than 4m from the rear boundary and a building height of no more than 5.5m; or
- (b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to a building height of no more than 8.5m above natural ground level (see Figures 11.4.3 A and 11.4.3 B); and walls are setback:
 - (i) no less than 1.5m from a side boundary; or
 - (ii) less than 1.5m, provided the wall is built against an existing boundary wall or the

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ... (Cont'd)

<p>wall or walls have a total length of no greater than 9m or one third of the boundary with the adjacent property, whichever is the lesser.</p>
<p>Relies on Performance Criteria</p> <p>The proposed dwelling proposes a height of 6.05m some 1.5m, from the eastern boundary, and is therefore not contained within the prescribed building envelope and relies upon performance criteria. There is also a minor protrusion on the western side of the envelope.</p>
<p>P1 The siting and scale of single dwellings must be designed to:</p> <p>(a) ensure there is no unreasonable loss of amenity on adjoining lots by:</p> <ul style="list-style-type: none"> (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than three hours between 9.00am and 5.00pm on 21 June or by increasing existing overshadowing where greater than above; (ii) overlooking and loss of privacy; and (iii) visual impacts when viewed from adjoining lots: and <p>(b) take into account steep slopes and other topographical constraints; and</p> <p>(c) have regard to streetscape qualities.</p>
<p>Complies</p> <p>Having regard to the constraints of the site resulting from its relatively small size, at approximately 300m², and the fall of the land to the east resulting in a lowered courtyard in the adjoining property. The proposed dwelling is not considered to present an unreasonable bulk.</p> <p>Overlooking from the bedrooms is not considered significant as the bedroom windows are setback some 3.7m from the eastern boundary. The deck, along the eastern side will be conditioned to have solid or translucent screening, of not more than 30% transparency to a height of 1.7m where it is closer than 3m to the side boundary and not directly adjacent to the adjoining garage.</p> <p>Windows to the western side are 2.8m from the boundary, other than the bathroom window which will be conditioned to contain obscure glass.</p> <p>Given the orientation of the lot and the proposed dwelling, some morning shadow is expected over part of the currently vacant lot to the west.</p> <p>Having regard to the relevant factors, it is not considered that the siting and scale of the proposed dwelling will cause an unreasonable loss of amenity to the adjoining lots.</p>

11.4.4 Frontage setback and width of garages and carports for single dwellings

<p>Objective:</p> <p>To ensure that the location and size of garages or carports:</p> <ul style="list-style-type: none"> (a) do not dominate the facade of the dwelling or dominate the streetscape; (b) do not restrict mutual passive surveillance of the road and dwelling; and (c) provides for safe vehicular access to and egress from the site.
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9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions or performance criteria.</p>
<p>A1 Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:</p> <p>(a) must have a total width of openings facing the primary frontage of no greater than 6m or half the width of the frontage, whichever is the lesser; and</p> <p>(b) must have:</p> <p>(i) a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in 11.4.1 A1; or</p> <p>(ii) a setback from the primary frontage no less than 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5.</p>
<p>Complies</p> <p>The site has a frontage of some 12m and the proposed garage has an opening of less than 4.5m in width and is to be built within the footprint of the proposed dwelling.</p>

11.4.5 Privacy for single dwellings

<p>Objective:</p> <p>To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.</p>
<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions or performance criteria.</p>
<p>A1 Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level greater than 1m above natural ground level must have a side setback of no less than 3m and a rear setback of no less than 4m.</p>
<p>Relies on Performance Criteria</p> <p>The proposed upper level deck is setback approximately 1.5m from the eastern boundary and relies upon the performance criteria.</p>
<p>P1 The potential for direct overlooking from balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) with a finished surface or floor level more than 1m above natural ground level on one lot to the habitable rooms and balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation or offset or by use of solid or translucent screening.</p>

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Complies

The front half of the proposed upper level deck area will only overlook the neighbouring garage to the east and the tree which is to be retained on the boundary line. The rear section however, does have the potential to allow for overlooking of the adjoining property to the east. Therefore, it is recommended that a condition be applied to require the deck, where it is within 3m of the boundary, other than directly adjacent to the garage to the east, to be screened to a height of not less than 1.7m, with a translucency of not more than 30%, and designed to prevent overlooking of the adjoining property to the east.

In this way, it is considered that the potential for overlooking is appropriately minimised to satisfy the intent of the standard.

A2 Windows of habitable rooms which have a floor level greater than 1m above natural ground level must:

- (a) have a side setback of no less than 3m; or
- (b) be offset no less than 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane; or
- (c) have a window sill height of no less than 1.7m.

Relies on Performance Criteria

The only window to a habitable room which has a floor level greater than 1m above natural ground level and a side setback of less than 3m, is the glazed wall to the upper level living area. This glazing relies upon the performance criteria.

P2 The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation and offset or by use of solid or translucent screening.

Complies

The glazed wall to the upper level living area is located adjacent to the upper level deck and thus behind the balustrading which, as discussed, will be required by condition to provide privacy screening to the adjoining property to the east and therefore there will be no potential for direct overlooking from this window.

11.4.6 Frontage fences for single dwellings

Objective:

To ensure that the height and design of frontage fences:

- (a) provides adequate privacy and security for residents while allowing for mutual passive surveillance of the road and dwelling; and
- (b) enhances streetscapes.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ... (Cont'd)

<p>A1 The building height of fences on and within 4.5m of a frontage must be no greater than:</p> <ul style="list-style-type: none"> (a) 1.2m if solid; or (b) 1.8m provided that the part of the fence above 1.2m has openings which provide a minimum 50% transparency.
<p>Relies on Performance Criteria</p> <p>The solid walls' proposed frontage have a height of between 1.4 and 1.5m, therefore the proposal must be assessed against the performance criteria.</p>
<p>P1 Fences on and within 4.5m of a frontage must be designed to:</p> <ul style="list-style-type: none"> (a) take account of steep slope or other topographical constraints; (b) provide for security and privacy of residents while allowing for mutual passive surveillance of the road; (c) take account of the prevailing height, design and character of neighbouring fences; (d) attenuate noise from high volume traffic; and (e) have regard to streetscape qualities.
<p>Complies</p> <p>The sandstone faced walls and gate proposed to the boundary cover only 5m of the frontage and are considered to offer structure and contribute positively to the character of the streetscape and to provide for mutual passive surveillance.</p>

11.4.22 Earthworks and retaining walls

<p>Objective:</p> <p>To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</p>
<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions or performance criteria.</p>
<p>A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:</p> <ul style="list-style-type: none"> (a) be located no less than 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.
<p>Complies</p> <p>No earthworks requiring cut or fill greater than 600mm will be located within 900mm of a boundary.</p>

E4.0 Road and Railway Assets Code

<p>E4.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Consistent

Whilst the proposed construction of a dwelling on the subject site will increase the use of the existing access, it will not adversely impact upon the safety and efficiency of the road network.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

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

Complies

Industry standards anticipate an AADT of six - 10 vehicle movements for a single dwelling.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

Complies

Only a single access providing both entry and exit is proposed.

E4.6.4 Sight distance at accesses, junctions and level crossings

Objective:

To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Consistent

The proposal complies with the applicable acceptable solutions or performance criteria.

A1 Sight distances at:

- an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
- rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Relies on Performance Criteria

The Table seeks a sight distance of 80m each way. Sherwins Avenue, Launceston is not quite 80m long and thus this sight distance cannot be achieved and performance criteria are relied upon.

P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the frequency of use of the road or rail network;
- (c) any alternative access;
- (d) the need for the access, junction or level crossing;
- (e) any traffic impact assessment;
- (f) any measures to improve or maintain sight distance; and
- (g) any written advice received from the road or rail authority.

Complies

Given the generally low traffic speed and low traffic volumes expected, plus the unobstructed view to each end of the road, the sight distances available are considered to be sufficient to provide for the safe movement of vehicles.

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

Adequate parking and access is provided to meet the reasonable needs of the occupiers of the site.

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 complies with the applicable acceptable solutions or performance criteria.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ... (Cont'd)

<p>A1 The number of car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or (d) be in accordance with an acceptable solution contained within a parking precinct plan.
<p>Complies</p> <p>The Table requires the provision of two car parking spaces for a three bedroom dwelling in the Inner Residential zone. These are provided in the double garage within the footprint of the dwelling.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective:</p> <p>To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions or performance criteria.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies</p> <p>The parking, access and manoeuvring areas are to be constructed to comply with the relevant prescribed minimum standards.</p>

E6.6.2 Design and layout of parking areas

<p>Objective:</p> <p>To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent</p> <p>The proposal complies with the applicable acceptable solutions or performance criteria.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
 - (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
 - (e) have a vertical clearance of not less than 2.1m above the parking surface level.
- A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.
- A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.
- A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

Complies

The parking, access and manoeuvring areas are to be constructed to comply with the relevant prescribed minimum standards.

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

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

Consistent

For the purposes of this assessment, the historic cultural heritage significance of the local heritage place is considered to be related to its relationship to the buildings which formed the basis of the Trinity Uniting Church listing on the THR (Ref. No. 3820), and its role in the setting of the Former Parsonage (THR ref. no. 4459) and the Uniting Church Hall (THR ref. no. 4458) which adjoin the site to the east. If conditioned as recommended, the proposed development is considered to be consistent with the Code Purpose.

E13.6 Development Standards

E13.6.4 Site coverage

Objective:

To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.

Consistent

The proposed site coverage is considered to be compatible with the historic cultural heritage significance of the local heritage place.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

A1 No acceptable solution.
Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.
P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to: (a) the topography of the site; (b) the cultural heritage values of the local heritage place and setting; (c) the site coverage of buildings on sites in the surrounding area; and (d) the pattern of development in the surrounding area.
Complies As the subject site is a lot recently subdivided from the larger Trinity Uniting Church site, any development will clearly alter the existing pattern of development on the site and in the area, however, the addition of a new dwelling of a relatively small footprint (96.5m ²) addressing the Sherwins Avenue frontage, is considered to fit the pattern of development in the surrounding area. The resultant site layout and ratio of site coverage is also considered to be consistent with the pattern of development in the larger area and to be compatible with the historic cultural heritage significance of the local heritage place, having no discernible impact on the former Trinity Uniting Church building.

E13.6.5 Height and bulk of buildings

Objective: To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.
Consistent The height and bulk of the proposed building is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.
A1 No acceptable solution.
Relies on Performance Criteria As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.
P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to: (a) the cultural heritage values of the local heritage place and setting; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; (d) the historic cultural heritage significance of adjacent places; and (e) the streetscape.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Complies

The proposed dwelling has been designed over two levels which has allowed the building to maintain a relatively small footprint while providing for contemporary living standards. The resultant height of the dwelling, varying between approximately 4.8 and 6.25m, is significantly lower than the two storey structures on the former Trinity Uniting Church sites to the east and south, and is similar to the roof heights of the existing houses along Sherwins Avenue.

The bulk of the proposed form is clearly different to the late 19th and early 20th century dwellings of Sherwins Avenue, however, the siting and materiality of the development is such that it should not have an overbearing impact on this streetscape. There is also landscaping proposed to the site which includes vegetation to the street frontage and it is recommended that the details of this be clarified as part of a *Site Landscaping Plan* and that further planting be required to soften the appearance of the dwelling from the adjoining heritage places and assist with any potential privacy issues.

The height and bulk of the proposed building is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting and will be enhanced by further landscaping.

E13.6.6 Site of buildings and structure

Objective:

To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

The location of the proposed building is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

A1 No acceptable solution.

Relies on Performance Criteria

As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.

P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the topography of the site;
- (c) the size, shape, and orientation of the lot;
- (d) the setbacks of other buildings in the surrounding area;
- (e) the historic cultural heritage significance of adjacent places; and
- (f) the streetscape.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Complies

The proposed dwelling has been designed with a relatively small footprint and to provide substantial setbacks to Sherwins Avenue and both side and rear boundaries.

There is not a consistent setback or means of approaching the street in this area. A range of frontage setbacks between zero and 3m exist along Sherwins Avenue and only two properties present their front façade to this street. Therefore, the 4.1m front setback proposed for the new dwelling and the inclusion of sandstone wall elements and soft landscaping along parts of the frontage are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

The proposed dwelling is to be set back a minimum of 1.5m from side boundaries and just over 4.6 from the rear boundary. As discussed in regard to site coverage, the pattern of development on the site will be altered by the proposal, however, it is consistent with pattern of development in the area and compatible with the historic cultural heritage significance of the local heritage place and will be enhanced by further landscaping.

E13.6.7 Fences

Objective:

To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.

Consistent

The fence elements proposed are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

A1 New fences must be designed and constructed to match existing original fences on the site.

Relies on Performance Criteria

As there is no history of existing original fences on the site, the proposal must be assessed against the performance criteria and the purpose of the code.

P1 New fences must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the architectural style of the dominant building on the site;
- (c) the dominant fencing style in the setting; and
- (d) the original or previous fences on the site.

Complies

The short sections of wall proposed to the street frontage are to be of sandstone. They are between 1.4 and 1.5m high and cover less than ¼ of the length of the boundary. While sandstone is not a common material in the area, it is perceived as a high quality and relatively robust material which is of a colour and texture that should complement the architectural detailing of the former church buildings and the character of broader streetscape. As there is no record of any early fences on the site, with the exception of the brick wall of the outbuilding which was demolished after subdivision, the

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

short sections of wall proposed are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

E13.6.8 Roof form and materials

Objective:

To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

The roof form proposed is considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

A1 No acceptable solution.

Relies on Performance Criteria

As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.

P1 Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant roofing style and materials in the setting; and
- (d) the streetscape.

Complies

The flat and mono-pitched roofs proposed are not the predominant forms in the surrounding area which includes dwellings and church buildings, mostly from the late 19th and early 20th century, however, these forms allow for a lower lying and more discreet overall building form and are common in extensions to buildings and outbuildings in the surrounding area. The Colorbond Custom Orb roof sheeting specified is also common in the area, however, due to the low roof pitch it will not be highly visible from any known vantage points. Due to the relatively small scale of the proposed dwelling, the articulation of forms and the setbacks form boundaries, the proposed roof forms are considered to be compatible with the historic cultural heritage significance of the local heritage place and its setting.

E13.6.9 Wall materials

Objective:

To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Consistent

If conditioned as recommended, the wall materials will be considered to be compatible with the historic cultural heritage significance of local heritage place and its setting.

A1 No acceptable solution.

Relies on Performance Criteria

As there is no acceptable solution, the proposal must be assessed against the performance criteria and the purpose of the code.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

P1 Wall material for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant wall materials in the setting; and
- (d) the streetscape.

Complies

The wall materials, finishes and colours proposed are varied and are generally considered to be acceptable in the given context, however, it is advised that some details relating to materials and colours should be amended in order for the proposal to be considered to be compatible with the historic cultural heritage significance of local heritage place and its setting. The street façade of the dwelling is proposed to include a combination of the following materials:

RM - Rendered masonry with a painted finish - colour not specified

FC - *Shadowclad* plywood sheeting with a white painted finish

TC - Timber cladding with stained finish - stain colour not specified

SS - Sandstone facing with split face finish

PG - Metal clad garage door - colour not specified

AW - Aluminium framed glazing with natural anodised finish

GB - Steel and glass balustrading

The steel and glass balustrading proposed to the upper level deck is not consistent with materials used in the Sherwins Avenue streetscape and is not considered to be compatible with the character of architecture in the surrounding area. Therefore, it is recommended that the design of the balustrade be reconsidered as part of an *Amended Plans Required* condition, with the intent to provide a less reflective railing system, ideally of timber, or a combination of timber and steel.

While consistent with the wall colour of other houses in Sherwins Avenue, the white colour proposed to approximately half of the wall area of the dwelling may be considered to be overly stark and potentially glary. Therefore, it is proposed to be conditioned to be altered to a less bold 'off-white' colour. This would minimise the visual impact of the development on views from the street and from the adjoining residential neighbours.

If amended as recommended, the combination of wall materials proposed is considered to be compatible with the historic cultural heritage significance of local heritage place and its setting.

The colours proposed for the rendered masonry (annotated as *RM*) and the garage door (annotated as *PG*) on the elevation drawings advertised have not been specified as part of the application. These elements appear to be dark grey and white on the rendered elevations, however, this is not confirmed in the annotations or in the schedule (Finishes Key) provided. Therefore, it is recommended that the colours proposed for these elements are also confirmed as part of the *Amended Plans Required* condition. It is also recommended that the garage door colour should not be white, but rather a more muted tone.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

E13.6.12 Tree and vegetation removal

Objective:

To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.

Consistent

No tree removal is proposed as part of this application. The applicant has provided a report from an Arborist advising that the tree on the eastern boundary can be retained and a condition has been recommended requiring protection of this tree during construction.

A1 No acceptable solution.

Relies on Performance Criteria

P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the age and condition of the tree or vegetation;
- (c) the size and form of the tree or vegetation;
- (d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and
- (e) whether the tree or vegetation is located within a garden that is listed as a local heritage place.

Complies

A condition is proposed to ensure that any lopping or pruning of the existing tree, required during construction, will be undertaken in accordance with the endorsed arborists report.

4. REFERRALS

REFERRAL	COMMENTS
	INTERNAL
Infrastructure and Assets	Conditional consent provided
Environmental Health	Conditional consent provided
Heritage/Urban Design	Conditional consent provided
Building and Plumbing	Standard notes recommended for the permit.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

REFERRAL	COMMENTS
	EXTERNAL
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2020/01285-LCC, dated 03/09/2020.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	The Tasmanian Heritage Council issued a Notice of Interest on 23 September 2020 stating they have <i>no interest in the permit application</i> .
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 23 September to 7 October 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.

Issue 1
The two vacant lots, including the subject site, were recently subdivided from the heritage listed Trinity Church site and have heritage classifications.
<i>Response 1</i> Whilst it has previously been accepted that this is the case, the recent decision of the Resource Management and Planning Appeal Tribunal in <i>M Hurst versus Launceston City Council and M & R Patterson [2020] TASRMPAT 25</i> , appears to overturn that view. Nevertheless, the proposal has been assessed against, and found to be compatible with, the provisions of the Local Historic Cultural Heritage Code. The Tasmanian Heritage Council have provided a notice of 'no interest' in the proposal.
Issue 2
The majority of the buildings in the area are old, with several having heritage listings. The proposed dwelling does not have heritage components in its design or façade and does not fit with the streetscape.

9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling ...(Cont'd)

Response 2

The Council's Place and Heritage Officer, has reviewed the proposal and assessed it against the provisions of the Local historic Cultural Heritage Code and found the design, subject to some minor conditions, to be compatible with both the code and the surrounding streetscape, which itself presents a variety of buildings in era, scale and materials.

Issue 3

The two storey building is on higher ground and the courtyard of the adjoining property (96 Margaret Street) will be in full view from the upper storey. The privacy of this private open space will be significantly and adversely impacted.

Response 3.

Relevantly, the upstairs consists of a living room adjacent to the proposed deck, and two bedrooms. The bedrooms are setback more than 3m (the separation anticipated by the applicable acceptable solution) from the boundary and given that the adjoining courtyard is on substantially lower ground the angles of sight from the bedroom windows will not readily facilitate overlooking. The living room windows look out onto the deck and a condition is proposed requiring a 1.7m privacy screen of not more than 30 % transparency.

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.

**9.1 3 Sherwins Avenue, Launceston - Residential - Construction of a Dwelling
...(Cont'd)**

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst - General Manager Community and Place Network

ATTACHMENTS:

1. Locality Map - 3 Sherwins Avenue, Launceston (*electronically distributed*)
 2. Plans to be Endorsed - 3 Sherwins Avenue, Launceston (*electronically distributed*)
 3. TasWater SPAN - 3 Sherwins Avenue, Launceston (*electronically distributed*)
 4. Tasmanian Heritage Council Decision - 3 Sherwins Avenue, Launceston (*electronically distributed*)
 5. Representations - 3 Sherwins Avenue, Launceston (*electronically distributed*)
-

10 ANNOUNCEMENTS BY THE MAYOR**10.1 Mayor's Announcements****FILE NO:** SF2375

Friday 16 October 2020

- Launched the *Live Well Live Long* program for the North

Saturday 17 October 2020

- Attended the Tasmanian State League's Development League Grand Final at the UTAS Stadium
- Attended the *142nd Official Opening of the Club Season* for the Tamar Yacht Club

Monday 19 October 2020

- Attended the *Commercial Kitchen Upgrade* opening at StudentWorks

Thursday 22 October 2020

- Attended the Chamber of Commerce Breakfast

Saturday 24 October 2020

- Attended the *100th Anniversary of the Naval Association of Australia* dinner

Sunday 25 October 2020

- Attended the Commemoration Service for *100th Anniversary of the Naval Association of Australia*
- Presented awards at the *Permaculture Design Course* at the Northern Suburbs Community Centre

Tuesday 27 October 2020

- Conferred Citizenship at the City of Launceston Public Ceremony

Wednesday 28 October 2020

- Attended the Opening of Tasmanian Country Office, Newstead
-
-

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.)

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

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.)

13 COMMITTEE REPORTS**13.1 Tender Review Committee Meeting - 15 October 2020**

FILE NO: SF0100/CD.017/2020/CD.048/2020/CD.022/2020

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

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

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept tenders submitted by:

1. Zanetto Civil Pty Ltd for the Road Safety Centre - Stage 1 Earthworks, Contract Number CD.022/2020 for \$305,788.00 (exclusive of GST).
 2. Australian Parking and Revenue Control for the Replacement of On Street Parking Meters, Contract Number CD.017/2020 for \$340,000.00 (exclusive of GST).
 3. Tas City Building Pty Ltd for the Youngtown Oval Change Rooms Upgrade, Contract Number CD.048/2020 for \$384,764.00 (exclusive of GST).
-

REPORT:

The Tender Review Committee Meeting, held on 15 October 2020, determined the following:

That the sums submitted by:

1. Zanetto Civil Pty Ltd for the Road Safety Centre - Stage 1 Earthworks, Contract Number CD.022/2020 for \$305,788.00 (exclusive of GST).
2. Australian Parking and Revenue Control for the Replacement of On Street Parking Meters, Contract Number CD.017/2020 for \$340,000.00 (exclusive of GST).
3. Tas City Building Pty Ltd for the Youngtown Oval Change Rooms Upgrade, Contract Number CD.048/2020 for \$384,764.00 (exclusive of GST).

be accepted.

13.1 Tender Review Committee Meeting - 15 October 2020 ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.

5. To maintain a financially sustainable organisation.

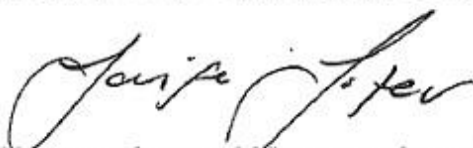
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF 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

14 COUNCIL WORKSHOPS

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

14.1 Council Workshop Report

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees 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 22 and 29 October 2020:

Long Term Financial Plan Sensitivity Analysis 2020-2030

Councillors received a presentation and provided feedback on the revised Long Term Financial Plan 2020-2030.

City of Launceston Cultural Strategy 2020-2030

Councillors received information on the rationale for the final changes to the draft Cultural Strategy 2020-2030 document.

The Contract Management Life Cycle

Councillors received a presentation on the contract management life cycle at the City of Launceston.

Lilydale Recreational Facilities Discussion

Councillors discussed recreational and community facilities at Lilydale.

2021 Council and Workshop Schedule

Councillors were provided with a draft version of the 2021 Council and Workshop Schedule ahead of its presentation to Council for adoption.

Councillor Committee Representation on Internal and External Committees - 2020-2022

Councillors were presented with a listing of internal and external committees requiring Council representation.

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

Carr Villa Free Hold Fee Review

Councillors considered a proposed change to a Carr Villa Memorial Park fee applicable for the conversion of adult free ground to private graves.

Mowbray Golf Club and North Launceston Bowls Club Presentation

Councillors received a presentation from the Mowbray Golf Club and North Launceston Bowls Club representative.

UNESCO Creative Cities Proposal Update

Members of the UNESCO Creative Cities Working Group provided Councillors with an update on progress and needs moving forward.

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.

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

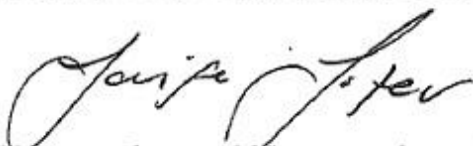
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



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 Carr Villa Memorial Park - Free Ground Conversion Fee****FILE NO:** SF0817**AUTHOR:** Ralf Goetschenberg (Business Leader Carr Villa)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

To consider a proposed change to a Carr Villa Memorial Park fee applicable for the conversion of Adult Free Ground Graves to Private Graves.

PREVIOUS COUNCIL CONSIDERATION:

In January 2019 a proposal was presented to a Council Workshop to reduce the then applicable fee (\$775) for the Free Ground infant graves (0.5 grave site). Council voted in favour to reduce the fee to \$400 for the remainder of the financial year 2018/2019.

RECOMMENDATION:

That Council, under section 205 of the *Local Government Act 1993* (Tas), approves an adjustment to the conversion fee for Adult Free Ground Graves at Carr Villa Memorial Park, and sets the fee at a flat rate of \$475.

REPORT:

Following a request, the Council's Officers have conducted a review of the fee related to conversion of Adult Free Ground Graves to Private Graves at the Carr Villa Memorial Park.

In 2019, Council voted to reduce the conversion fee for Free Ground infant graves. The decision was made on the basis that families were finding it very difficult to pay the higher fee and so the families concerned would find closure by dedicating the burial site.

No recommendations or decisions regarding the fee for the conversion of adult size graves were made at that time.

There are currently 2,281 infant and adult Free Ground graves at Carr Villa Memorial Park.

16.1 Carr Villa Memorial Park - Free Ground Conversion Fee ...(Cont'd)

Free Ground graves at Carr Villa	
Full grave site (baby graves) two per site	1,117
Full grave site (adult)	1,164
Total grave sites:	2,281

These are existing Free Ground Graves established under previous arrangements and this form of burial is no longer applicable at Carr Villa Memorial Park.

The current conversion fee for Adult Free Ground Graves for the 2020/2021 financial year is \$1,835. Feedback from families suggests this fee is a significant barrier to convert these sites from Free Ground to Private. At present, there are approximately three to five conversions per year.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in 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.
4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.
5. To maintain a financially sustainable organisation.

16.1 Carr Villa Memorial Park - Free Ground Conversion Fee ...(Cont'd)

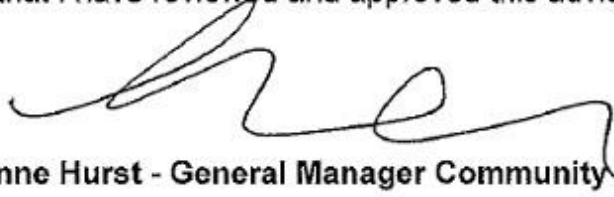
BUDGET & FINANCIAL ASPECTS:

It is considered that the fee reduction will have a minimal impact on the Council's overall revenue stream based on current conversion numbers and may actually result in more families taking the option to convert Free Ground Graves to Private Graves.

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

No Items have been identified as part of this Agenda

19 ORGANISATIONAL SERVICES NETWORK ITEMS**19.1 2020/2021 Budget - Budget Amendments****FILE NO:** SF3641**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 an absolute majority, approves the following changes to the 2020/21 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$17,614.
 - (b) Expenses
 - i. the net decrease in operations expenditure of \$40,900.
 - (c) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$17,614.
 - ii. the increase in Council funded expenditure of \$40,900.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$5,679,314 (including capital grants of \$16,824,646) for 2020/2021.
 - (b) the capital budget being increased to \$49,249,796 for 2020/2021.
-

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.

COUNCIL AGENDA

Thursday 29 October 2020

19.1 2020/2021 Budget - Budget Amendments ...(Cont'd)

	Operations \$'000	Capital \$'000
Statutory Budget as at 1/07/2020	359	43,929
Adjustments approved by Council to 31/08/2020	5,262	5,262
Balance Previously Advised as at 31/08/2020	5,621	49,191
<u>Amendments</u>		
Capital to Operations	0	0
Operations to Capital	41	41
External Funds	18	18
Statutory Budget as at 30/09/2020	5,680	49,250
Deduct Capital Grants and Contributions	(16,825)	
Underlying Operating Budget Surplus/(Deficit)	(11,145)	

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 Operations to Capital.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP44403	Inveresk Precinct Site Maintenance	\$157,738	\$35,000	\$0	\$122,738
CP24189	UTAS Practice Wicket Netting	\$0	\$0	\$35,000	\$35,000
	Totals	\$157,738	\$35,000	\$35,000	\$157,738

The project scope of works:

Netting needs to be installed at the UTAS Practice Wickets. These works were carried over from the last financial year's project as there were difficulties in sourcing the netting due to the COVID-19 pandemic. It is anticipated that the Inveresk Precinct Site Maintenance project budget will be able to cover this spend.

19.1 2020/2021 Budget - Budget Amendments ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP21932	Library Operations	\$11,977	\$5,900	\$0	\$6,077
CP24115	Library Compactus Units	\$6,000	\$0	\$5,900	\$11,900
	Totals	\$17,977	\$5,900	\$5,900	\$17,977

The project scope of works:

Transfer of \$5,900 from the QVMAG Library Operations budget to fund the purchase of a second compactus unit.

Summary Table

Operations to Capital	Operations	Capital
UTAS Practice Wicket Netting	(\$35,000)	\$35,000
Library Compactus Units	(\$5,900)	\$5,900
TOTAL	(\$40,900)	\$40,900

1(b) 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
G10059.12517	Museum - Capital Grants and Contributions	\$0	\$17,614	\$0	(\$17,614)
CP24066	QVMAG Collection Purchases	\$25,000	0	\$17,614	\$42,614
		\$25,000	\$17,614	\$17,614	\$25,000

The project scope of works:

Recognition of an external contribution of \$17,614 received from the Queen Victoria Museum Art Gallery Arts Foundation to assist with the purchase of Art Work.

Summary Table

External Funding	Operations	Capital
QVMAG Collection Purchases	(\$17,614)	\$17,614
TOTAL	(\$17,614)	\$17,614

19.1 2020/2021 Budget - Budget Amendments ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

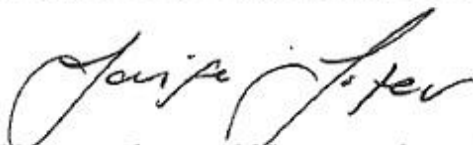
BUDGET & FINANCIAL ASPECTS:

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

19.2 Theatre North Inc. - COVID-19 Financial Support**FILE NO:** SF0372**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the grant of financial support to Theatre North Inc.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 24 September 2020 - Theatre North Inc. Report - Impact of COVID-19

RECOMMENDATION:

That Council approves financial support to Theatre North Inc. in the form of an increased annual operational subsidy for the 2020/2021 financial year in the amount of \$117,000.

REPORT:

Theatre North Inc. has approached the Council seeking financial support in light of the COVID-19 pandemic impacts on their operations.

The Council and Theatre North Inc. entered into a new five plus five year lease on 1 January 2020 which included cost-neutral rent and an annual operational subsidy from the Council supporting the cost of concessional hire fees for community users. The 2020 program included a full calendar of local, interstate and commercial shows, which were meeting sales targets.

Theatre North Inc. entered the COVID-19 pandemic crisis in a solid financial position after successfully having worked to build cash reserves over the multi-year funding period from 2017-2019.

Arts Tasmania funding of \$110,000 had been successfully secured to support 2020 programming activities (a reduction from the \$150,000 annual grant in 2017-2019). Despite the reduction in annual grant funds from Arts Tasmania (due to limited funding pool and increasing applications), Theatre North Inc. had positioned themselves well to fully continue with planned programming for 2020 by drawing most of the \$40,000 shortfall from their own cash reserves.

19.2 Theatre North Inc. - COVID-19 Financial Support ...(Cont'd)

As at end July 2020, Theatre North Inc. has advised their financial model indicates that they will have adequate cash reserves to continue to operate until December 2020. The Board has concluded that, given the long and ongoing period of restricted venue use, Theatre North Inc. will require financial assistance to ensure uninterrupted continuation of operations and management of the Princess Theatre and Earl Arts Centre.

The Princess Theatre and Earls Arts Centre, as operated by Theatre North Inc., are important cultural assets for the arts in Launceston and Northern Tasmania supporting the cultural vibrancy, social wellbeing, and economic development of the region. The support for the ongoing operation of these venues is important in continuing to provide a key service to the Launceston community and the broader region.

In terms of service provision:

- Theatre North Inc. has devoted significant resources to proactive and comprehensive communication with stakeholders since the crisis occurred in March.
- The Board made the decision not to enforce cancellation fees, refund fees or bank fees chargeable to hirers - and followed best-practice guidelines from industry peak bodies for patron-facing refunds.
- The Council's operational subsidy, which supports concessions for community hirers, assisted capacity to provide this support to the community.
- Theatre North Inc. has developed a suite of COVID-19 pandemic related resources and offered one-on-one meetings to assist all local hirers.
- Venue capacity will remain limited into 2021.
- Some limited, small-scale programming is scheduled for remainder of 2020.
- Theatre North Inc. is pursuing the possibility of the Princess Theatre being used as a test-case to safely raise capacity limits in suitable indoor spaces.
- 2021 has a full calendar of proposed events.

An increase in the annual operational subsidy for 2020/2021 will provide a lifeline to Theatre North Inc. by enabling them to redeploy the accrued expense for essential operational costs from now to June 2021. The report recommends that Council approves financial support to Theatre North Inc. in the form of an increased annual operational subsidy for the 2020/2021 financial year in the amount of \$117,000.

The Council makes an existing annual operational contribution for the Princess Theatre and Earl Arts Centre.

Annual Operation Contribution by City of Launceston		
2019/2020	2018/2019	2017/2018
\$471,039	\$444,943	\$364,259

19.2 Theatre North Inc. - COVID-19 Financial Support ...(Cont'd)

The normal quarterly contribution will continue to be paid to Theatre North Inc. as per the lease terms. This subsidy may be lower for 2020 in consideration of the fact that the concessions provided to community groups will have decreased due to lower than normal community group usage as a result of COVID-19 pandemic impacts.

Theatre North Inc.'s commitment to the City of Launceston is to:

- proactively seek opportunities to generate income from community engagement activities, venue activity as permitted as well as fundraising projects.
- work proactively to ensure COVID-19 pandemic safe procedures are well established and clearly demonstrated, to position the venue favourably for review of maximum capacity for large indoor venues such as the Princess Theatre.
- commit to the provision of safe, sound and ongoing management of the Princess Theatre and Earl Arts Centre for the City of Launceston, to provide excellent service and leadership to the northern arts community and to rebuild its capacity to full operations and financial health.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

The Princess Theatre and Earls Arts Centre, as operated by Theatre North Inc., are important cultural assets for the arts in Launceston and Northern Tasmania supporting the cultural vibrancy, social wellbeing and economic development of the region.

19.2 Theatre North Inc. - COVID-19 Financial Support ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.
2. To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners.
3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

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

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

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.

BUDGET & FINANCIAL ASPECTS:

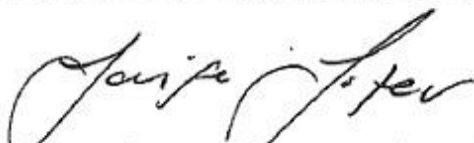
The additional expenditure will be allowed for in the 2019/2020 Operational Budget and included with the costs associated with the COVID-19 Pandemic Community Care and Recovery Package. If Council determines to proceed with the Recommendation contained in this report, the budget implications will be dealt with by a separate Budget Amendment Item at this Meeting.

19.2 Theatre North Inc. - COVID-19 Financial Support ...(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

19.3 2020/2021 Budget - Theatre North Inc. Budget Amendment**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 an absolute majority, approves the following changes to the 2020/2021 Statutory Estimates:
 - (b) Expenses
 - i. the net increase/decrease in operations expenditure of \$117,000.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$5,562,314 (including capital grants of \$16,824,646) for 2020/2021.
-

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.

COUNCIL AGENDA

Thursday 29 October 2020

19.3 2020/2021 Budget - Theatre North Inc. Budget Amendment ...(Cont'd)

	Operations \$'000	Capital \$'000
Statutory Budget as at 1/07/2020	359	43,929
Adjustments approved by Council to 30/09/2020	5,321	5,321
Balance Previously Advised as at 30/09/2020	5,680	49,250
<u>Amendments</u>		
Additional Council Funds	(117)	0
Capital to Operations	0	0
Operations to Capital	0	0
External Funds	0	0
Statutory Budget as at 16/10/2020	5,562	49,250
Deduct Capital Grants and Contributions	(16,825)	
Underlying Operating Budget Surplus/(Deficit)	(11,263)	

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 item needs to be allocated additional Council funding.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL12920.21240	Contribution Theatre North Inc.	\$110,463		\$117,000	\$227,463
	Totals	\$110,463		\$117,000	\$227,463

As per Agenda Item 19.2, Council approves the increase in its level of financial support to Theatre North Inc. by \$117,000. These are additional Council funds have not been reallocated from another budget item.

To the end of September 2020, the Council has returned a favourable variance to budget in its Materials and Services budget, where contributions of this nature are budgeted. The favourable variance exceeds this additional contribution to Theatre North Inc. For the sake of clarity, additional funds are to be allocated.

ECONOMIC IMPACT:

Not considered relevant to this report.

19.3 2020/2021 Budget - Theatre North Inc. Budget Amendment ...(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.

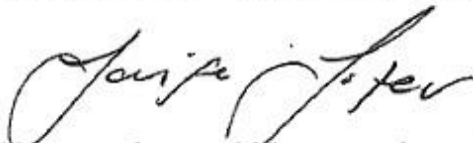
BUDGET & FINANCIAL ASPECTS:

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

19.4 City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023**FILE NO:** SF6955/SF6746/SF5652**AUTHOR:** Pepper Griffiths (Acting Team Leader Performance and Planning)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider adopting the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 30 July 2020 - Draft Four Year Delivery Plan 2019/2020 - 2022/2023

RECOMMENDATION:

That Council

1. adopts the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023 (ECM Document Set ID: 4432306).
2. pursuant to section 71 of the *Local Government Act 1993* (Tas), adopts the following additional Annual Plan Actions to be added to the City of Launceston Annual Plan 2020/2021:
 - a. implement a rolling program of proactive community engagement through *Tomorrow Together*;
 - b. develop and implement an effective advocacy strategy for the State and Federal elections; and
 - c. review *Horizon 2021- Economic Development Plan*.
3. notes that, pursuant to section 71(3) of the *Local Government Act 1993* (Tas), an updated copy of the City of Launceston Annual Plan 2020/2021, which includes the Annual Plan Actions at Recommendation 2., will be made available for public inspection and provided to the Directors of Local Government and Public Health.

REPORT:

The inaugural City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023 (the Plan) will form a key element of the City of Launceston's Corporate Planning Framework.

19.4 City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023 ...(Cont'd)

The Plan will connect the City of Launceston's long term strategies to its short term plans and annual budget, with the purpose of providing a delivery pathway between strategic and operational planning by:

- outlining medium to long term strategic priority projects
- developing medium term programs and actions based on evidence and community aspirations; and
- laying out our Key Services (business as usual commitments) and Annual Plan actions alongside Capital and Major Operational programs and projects.

The Plan will be subject to annual review and update as part of the City of Launceston's annual planning process, which will provide the City of Launceston the agility to respond quickly to any changes required.

The Plan contains the key services, strategies, plans, policies, Annual Plan actions and projects for advocacy. In addition, major projects and programs, KPIs for key business activities, community impact measures and strategic measures are planned for development and inclusion in future years.

The Plan will enable the City of Launceston to work towards delivery on the Community Vision as outlined in the Greater Launceston Plan (GLP) and our Organisational Vision and purpose in the City of Launceston Corporate Strategic Plan 2014-2024. In addition, the Plan will run over the elected period of Council and will connect to the revision of the Corporate Strategic Plan 2014-2024 (see Attachment 1).

The Plan is supported by a growing base of evidence built into the annual State of the City Report. The State of the City Report provides a number of data and trend driven insights which underpin many of the proposed actions and actions in the Plan (further information regarding this data and trends can be found on page 2 of the Plan).

ECONOMIC IMPACT:

Consideration is contained in the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023.

ENVIRONMENTAL IMPACT:

Consideration is contained in the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023.

19.4 City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023 ...(Cont'd)

SOCIAL IMPACT:

Consideration is contained in the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024.

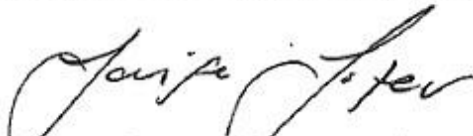
BUDGET & FINANCIAL ASPECTS:

Consideration is contained in the City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023.

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.



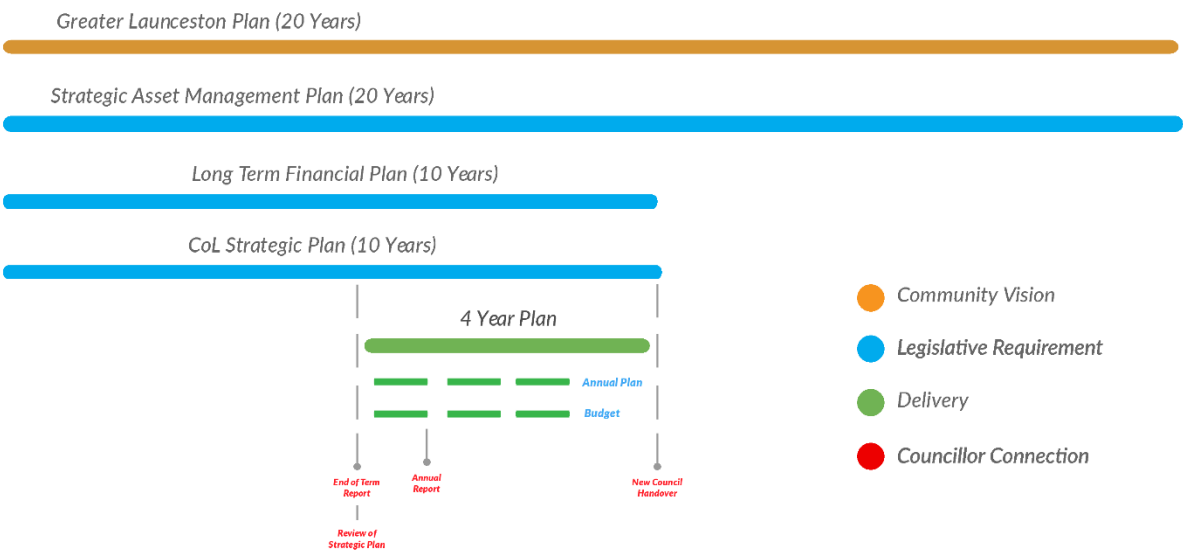
Louise Foster - General Manager Organisational Services Network

ATTACHMENTS:

1. City of Launceston Strategic Planning diagram
 2. City of Launceston Four Year Delivery Plan 2019-2023 (Document Set ID 4432306)
(electronically distributed)
-

Attachment 1 - City of Launceston Strategic Planning diagram

CITY OF LAUNCESTON
STRATEGIC PLANNING



COUNCIL AGENDA

Thursday 29 October 2020

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020

FILE NO: SF6635

AUTHOR: Karen Woolridge (Corporate Planning and Performance Administration Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the progress against Council's 2020/2021 Annual Plan Actions for the period ending 30 September 2020.

PREVIOUS COUNCIL CONSIDERATION:

Council - 11 June 2020 - Agenda Item 19.2 - City of Launceston Annual Plan 2020/2021

RECOMMENDATION:

That Council notes progress against 2020/2021 Annual Plan Actions for the period ending 30 September 2020 and approves the deferral of the action listed with a % complete as *Defer*.

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.

Focus Area: To develop and consistently utilise contemporary and effective community engagement processes.		
Action	Network	% Complete
Develop a Community Engagement - Policy, Strategy, Framework, and Toolkit.	Organisational Services	35%
Comment		
Reviewed Strategy workshopped with Councillors.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.		
Action	Network	% Complete
Complete and implement a Regional Sports Facility Plan in conjunction with sporting clubs, the State Government and neighbouring councils.	Infrastructure and Assets	5%
Comment		
Scheduled to commence in March 2021.		

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.

Focus Area: To actively market the City and Region and pursue investment.		
Action	Network	% Complete
Implementation of outcomes of Cityprom Inc. review.	Chief Executive Officer	15%
Comment		
A draft Cityprom Inc. Review report has been completed and workshopped with the Councillors. The report is currently undergoing a stakeholder engagement process after which it will be formally considered by Council.		
Focus Area: To facilitate direct investment in the local economy to support growth.		
Action	Network	% Complete
Implement an Accelerated Capital Works program.	Infrastructure and Assets	10%
Comment		
In May 2020, in response to the COVID-19 pandemic, Council approved the \$40m Accelerated Capital Works Program aimed at delivering \$20m to market by 30 December 2020 and a further \$20m by 30 April 2021. Approximately \$4.2m in project value is in the delivery phase and a further \$16.4m is in the tender process phase (tender documentation is currently in progress or the tender has been advertised but not yet awarded).		
Works completed on the ground to date include:		
1. \$400k of footpath renewals in the northern suburbs;		
2. Resealing of the George Town Road and University Way intersection; and		
3. Preparatory works for resealing projects.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

<p>Projects currently under construction or scheduled to start on-site very shortly include:</p> <ol style="list-style-type: none"> 1. Taroon Street Flood Gate Widening and Riverbend entrance works; 2. Boiton Hill/Charleton Street renewal; 3. Ashleigh/Auburn Street renewal; 4. Harrow/Mimosa rehabilitation; and 5. Talune Street pavement works. 		
<p>Focus Area: To provide an environment that is supportive to business and development within the municipality.</p>		
Action	Network	% Complete
<p>Cultural Strategy</p> <ul style="list-style-type: none"> • Commence implementation of a Cultural Strategy for the City of Launceston. 	<p>Creative Arts and Cultural Services</p>	<p>90%</p>
<p>Comment</p> <p>The draft <i>Cultural Strategy</i> was made available for public review and feedback on the <i>Your Voice Your Launceston</i> site with an accompanying survey from 11 March until 28 August 2020.</p> <p>Two public sessions were held in August, including an online Q&A session on Wednesday, 26 August 2020.</p> <p>The objective of the sessions was two-fold:</p> <ol style="list-style-type: none"> 1. Provide an interactive opportunity for the general public to ask questions directly to Council about the final draft. 2. Commence a conversation around how the community can be part of building the cultural capital of Launceston. <p>The Panel consisted of representatives from the City of Launceston, Theatre at University of Tasmania, <i>The Examiner</i> and Newstead College.</p> <p>A physical Cultural Strategy community consultation - <i>World Café at Princess Theatre</i> was held on 18 August 2020, which was oversubscribed.</p> <p>Contributions to these consultations and the online survey are closed for evaluation, review and the development of the draft Cultural Survey. Councillors will receive information on the rationale for the final changes on the draft Cultural Strategy in a presentation to the 22 October Workshop.</p>		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

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.

Focus Area: To provide for the health, safety and welfare of the community.		
Action	Network	% Complete
Continue to support the long term recovery of the municipality in light of the COVID-19 pandemic.	Chief Executive Officer	25%
Comment		
The Council's <i>Community Care and Recovery Package</i> is continuing to be delivered. The <i>Rates and Charges Hardship Policy</i> remains in effect and the organisation is currently focussed on the delivery of the Accelerated Capital Works program.		
Focus Area: To fairly and equitably discharge our statutory and governance obligations.		
Action	Network	% Complete
Complete negotiation of the City of Launceston Enterprise Agreement.	Organisational Services	5%
Comment		
Negotiations not yet formally commenced due to the COVID-19 pandemic. The Memorandum of Understanding to extend the 2016 City of Launceston Enterprise Agreement by 12 months was agreed with employees and the Australian Services Union (ASU). Planning to commence negotiations is well advanced.		
Focus Area: To fairly and equitably discharge our statutory and governance obligations.		
Action	Network	% Complete
Continue review of Governance/Ownership Model - UTAS Stadium.	Chief Executive Officer	15%
Comment		
A Draft <i>Future Direction</i> Plan has been developed which reviewed the Governance/Ownership issues and options for the Stadium moving forward. This plan is currently undergoing a stakeholder engagement process after which it will be formally considered by Council.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To fairly and equitably discharge our statutory and governance obligations.		
Action	Network	% Complete
Commence review of Governance/Ownership Model - QVMAG.	Chief Executive Officer	15%
Comment		
A Draft QVMAG <i>Futures</i> plan has been developed which reviewed the Governance/Ownership issues and options for the QVMAG moving forward. This plan is currently undergoing a stakeholder engagement process after which it will be formally considered by Council.		
Focus Area: To ensure decisions are made on the basis of accurate and relevant information.		
Action	Network	% Complete
Level of Service Planning Stage 1 <ul style="list-style-type: none"> Develop a project plan to document service levels, review appropriateness of services, and engage with the community around expectations. 	Organisational Services	0%
Comment		
Not yet commenced. Project scoping to commence November 2020.		
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.		
Action	Network	% Complete
Organisational Cultural Development Roadmap <ul style="list-style-type: none"> Continue to implement an organisational development program. 	Organisational Services	25%
Comment		
A Leadership Development program has been designed internally and delivery by the Organisational Development Team has commenced. Planning is underway for internal reflection on the Organisational Alignment Project outcomes that will include connecting in with employees. The reinvigoration of the <i>Safety Circle</i> program has commenced.		
Focus Area: To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.		
Action	Network	% Complete
Review organisational Information and Communications Technology Strategy.	Organisational Services	5%
Comment		
Review has commenced and an internal engagement program is being developed to support the review.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To maintain a financially sustainable organisation.		
Action	Network	% Complete
Negotiate a new Combined Agreement with TasWater.	Infrastructure and Assets	50%
Comment		
The City of Launceston is working with TasWater to finalise the reviewed Agreement by March 2021.		

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.

Focus Area: To promote and enhance Launceston's rich heritage, culture and natural environment.		
Action	Network	% Complete
Launceston Heritage List Review and Precincts <ul style="list-style-type: none"> Continue review of the City of Launceston's local heritage list. 	Community and Place	33%
Comment		
Work on Stage 3 of the Heritage List Review is practically complete. The proposed Local Heritage Place listings from Stage 1 will be included with the introduction of the new Tasmanian Planning Scheme and Stages 2 and 3 will follow. Background work for Stage 4 is currently underway.		
Focus Area: To support the central business district (CBD) and commercial areas as activity places during day and night.		
Action	Network	% Complete
Continue work on Launceston City Heart Bus Interchange.	Infrastructure and Assets	25%
Comment		
The functional design for the new facility is progressing with Department of State Growth and developer.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

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.

Focus Area: To plan for and provide services and facilities that recognise the changing demographics and needs of our community.		
Action	Network	% Complete
Implement Council commitments from the <i>My Place My Future</i> Plan.	Community and Place	20%
Comment		
The <i>Ignite Us</i> community leadership project and the <i>Social Enterprises Toolbox</i> program are in their final stages of development and will be implemented by the end of October 2020.		
Focus Area: To define and communicate our role in promoting social inclusion and equity.		
Action	Network	% Complete
Development of a Social Inclusion Framework.	Community and Place	20%
Comment		
The <i>Tomorrow Together</i> theme <i>A Social, Inclusive and Fair City</i> engagement process was completed in September 2020. These results are being analysed and will form the basis of the Social Inclusion Statement of Commitment. The development of this statement will commence in October 2020.		
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.		
Action	Network	% Complete
Continue to roll out the ABCDE Learning Sites approach to Youngtown.	Community and Place	35%
Comment		
The Youngtown ABCDE Learning Site is well underway in the community. The scoping/getting to know you stage has been a success with the first Builder Time taking place. Many local residents, non-government organisations, businesses, government and the primary school are involved. The Community Workshop with Bank of I.D.E.A.S is occurring on 15 October 2020. Community projects are already underway.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To develop and manage infrastructure and resources to protect our community from natural and other hazards.		
Action	Network	% Complete
Develop planning controls to align with 2018 River Flood Study.	Community and Place	0%
Comment		
The project has been delayed due to the COVID-19 pandemic and the difficulty in undertaking the comprehensive community consultation necessary. It is anticipated to start mid-2021.		
Focus Area: To develop and manage infrastructure and resources to protect our community from natural and other hazards.		
Action	Network	% Complete
Stormwater System Management Plans <ul style="list-style-type: none"> Implement actions from adopted stormwater management plans. 	Infrastructure and Assets	25%
Comment		
Significant progress against actions in the Stormwater System Management Plans: review of the Urban Open Drain Procedure; review of planning controls for subdivisions and incorporation of stormwater flood overlays within planning scheme; Stage 1 riparian restoration for urban waterway at Newnham Reserve completed; riparian restoration at Jinglers Reserve planned; dam safety inspections for stormwater detention basins formalised; long-term waterway health monitoring program commenced. Investigations for capital investment for flood mitigation in Prospect and Guy Street North completed. Prospect works incorporated into the Accelerated Capital Works Program.		

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.

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To reduce our and the community's impact on the natural environment.		
Action	Network	% Complete
Implement actions from the Sustainability Strategy.	Infrastructure and Assets	5%
Comment		
<p>During the last financial year, the Council made several commitments to achieve a more sustainable operation. Our commitments are:</p> <ul style="list-style-type: none"> • carbon neutrality by 2025. • 100% renewable energy by 2025. • through the City Power Partnership, has committed to work towards 100% divestment from fossil fuels. <p>To achieve these commitments the City of Launceston aligned with Climate Emergency Australia and are currently developing a Sustainability/Climate Action Plan (for both climate mitigation and adaptation) and incorporating the United Nations Sustainable Development Goals to transition both the Council and the community to a low-carbon future. The plan will align with science-based emission reduction targets that are based on the latest climate science.</p>		
Focus Area: To contribute to air and river quality improvements in Launceston.		
Action	Network	% Complete
River Health Action Plan (RHAP) - Implementation <ul style="list-style-type: none"> • Technical support for TasWater/NBN in implementation of the RHAP (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	80%
Comment		
Sediment raking program review completed November 2019. RHAP catchment management - sewage intrusion project ahead of budget and scheduled to complete investigations in all Launceston suburbs by November 2020. Significant improvements to water quality are anticipated as a result of this project, with a number of sewage intrusions identified. Public education activities ongoing, such as public speaking events, Science Week and information videos for social media.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

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.

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.		
Action	Network	% Complete
University of Tasmania (UTAS) Relocation - City Deal Agreement <ul style="list-style-type: none"> Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and the City in a planned manner. 	Chief Executive Officer	25%
Comment		
The Council is continuing to actively participate in the UTAS/City of Launceston Working Group which regularly meets to consider and guide progress on the UTAS relocation. Additionally, various technical working groups have been established to work with UTAS in respect to urban realm and infrastructure plans and works.		
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.		
Action	Network	% Complete
Commence project to identify highest and best use of the Council's owned buildings and land.	Organisational Services	5%
Comment		
Data review has commenced.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Greater Launceston Transport Vision <ul style="list-style-type: none"> Consider and plan for delivery of priorities identified as part of Greater Launceston Transport Vision. 	Infrastructure and Assets	80%
Comment		
Consultation has been completed for the Greater Launceston Transport Vision and Work Plan with submissions currently being reviewed and considered by our neighbouring Councils and the Department of State Growth. The Vision will likely be ready for formal adoption in December 2020.		
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Traffic Signal Project <ul style="list-style-type: none"> Continue upgrade of the City's 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	95%
Comment		
The upgrade of signal hardware and software is 95% complete.		
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Continue work on St Leonards Residential Growth Strategy and Masterplan.	Community and Place	Defer
Comment		
Progress has been delayed. Priority has been given to the South Prospect area with St Leonards to re-commence in the 2021/2022 financial year.		
Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
Continue work on South Prospect Residential Growth Strategy and Masterplan.	Community and Place	75%
Comment		
Work is ongoing with the Masterplan finalisation underway and engineering analysis being completed. Necessary amendments to the Northern Regional Land Strategy are also being advanced. Rezoning are anticipated to be commenced early in 2021.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

Focus Area: To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.		
Action	Network	% Complete
To support the delivery of the Greater Launceston Transport Vision, develop a Launceston Transport Strategy which will include consideration of parking, active transport, freight movement and smart city mobility opportunities.	Infrastructure and Assets	70%
Comment		
Council has been working with our partners to develop the key themes for a Transport Strategy.		
Focus Area: To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.		
Action	Network	% Complete
City Deal Agreement <ul style="list-style-type: none"> Continue to work with the Commonwealth and State Governments to successfully implement all of the City of Launceston commitments under the City Deal program to deliver a range of economic and social benefits to the City. 	Chief Executive Officer	75%
Comment		
Work on Launceston City Deal projects is continuing. Public consultation on the inaugural Launceston City <i>Cultural Strategy</i> resumed and is now complete. The <i>Cultural Strategy</i> will be presented to Council for endorsement in the next quarter. <i>My Place My Future</i> Council initiatives commenced. City Heart commitment to provide free public Wi-Fi in the CBD is complete and expanded to provide access in outlying areas. Tender process to manufacture and install City Heart wayfinding is complete and a local supplier contracted. The Launceston City Deal third Annual Progress Report was released on 30 September 2020.		
Focus Area: To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.		
Action	Network	% Complete
City Deal Agreement - third year review and determination of projects for additional five years.	Chief Executive Officer	50%
Comment		
Review - stage 1: The review is 80% complete and the Review Report is scheduled for completion in November. Five-year extension - stage 2: Groundwork to plan the additional five years commenced informally during the review process (20%). Programming years six to 10 will formally commence when the review is complete.		

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 2020 ...(Cont'd)

REPORT:

Progress against the 2020/2021 Annual Plan Actions for the period ending 30 September 2020 is summarised by the following table:

Action Status	No. of Actions	%
Not Started	2	6.5%
In progress	28	90%
Complete	0	0%
Recommended for deferral	1	3.5%
Total number of Actions	31	100%

Deferral of actions from the City of Launceston Annual Plan 2020/2021:

The deliverables in the City of Launceston Annual Plan 2020/2021 have been reviewed and one action has been identified as needing to be deferred. Deferral is recommended due to shifts in organisational priorities and resource constraints which have resulted from the COVID-19 pandemic. The deferred action is 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:

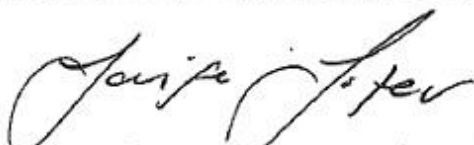
Not considered relevant to this report.

19.5 City of Launceston Annual Plan 2020/2021 - Progress Report Against Annual Plan Actions for Period Ending 30 September 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

19.6 Proposed Closure of Part of Frederick Street (Corner of Stone Street), West Launceston

FILE NO: SF1453/SF2022

AUTHOR: Robert Bujnowski (Properties and Legal Officer)

GENERAL MANAGER: Louise Foster (Organisational Services Network)

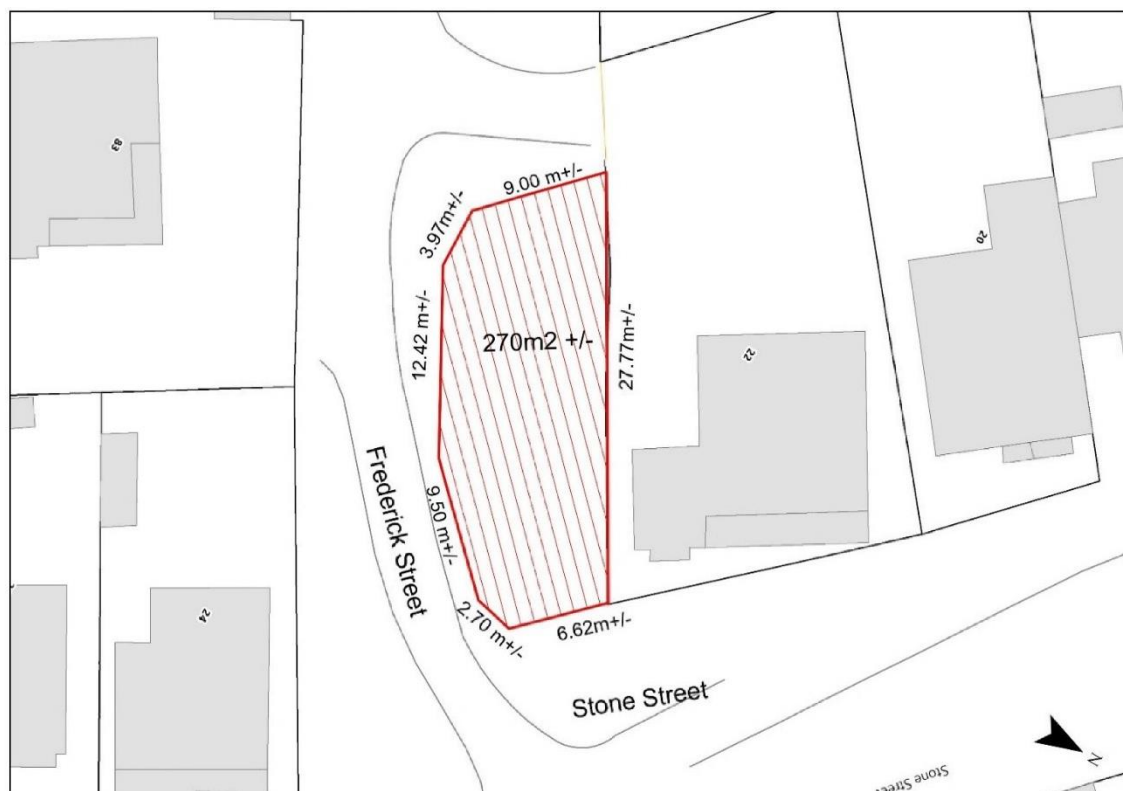
DECISION STATEMENT:

To consider a request to close part of highway at the corner of Frederick Street and Stone Streets (270m²) adjacent to 22 Stone Street, West Launceston.

RECOMMENDATION:

That Council:

1. forms the opinion that, pursuant to section 14 of the *Local Government (Highways) Act 1982*, a part of the verge at the corner of Frederick Street and Stone Street, West Launceston, adjacent to 22 Stone Street, West Launceston and measuring approximately 27m in length with an area of approximately 270m² as shown on the plan below by red hatch, should be closed for the public benefit and because of lack of use.



19.6 Proposed Closure of Part of Frederick Street (Corner of Stone Street), West Launceston ...(Cont'd)

2. requests that the Chief Executive Officer do anything necessary to effect the closure of the part of the highway as shown above, including but not limited to exercising the Council's powers under the *Local Government (Highways) Act 1982* and determining the exact dimensions of the relevant part of the highway that is proposed to be closed.
 3. notes, for the avoidance of doubt, Chief Executive Officer means the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
 4. acknowledges that the applicant is to pay the costs of highway closure advertising and any other of the Council's out-of-pocket expenses.
-

REPORT:

The owner of 22 Stone Street, West Launceston has approached the Council in regard to the possibility of purchasing part of the road reservation adjoining his property on the basis that the verge is not used by members of the public. The owner of the underlying road reservation is the Crown. The Crown has indicated a preparedness to sell, subject to there being no objections to the procedure to remove highway rights from the area.

Frederick and Stone Streets, West Launceston are local highways and are maintainable by the corporation under section 21 of the *Local Government (Highways) Act 1982* and are also shown on the Council's map kept under section 208 of the *Local Government Act 1993* (Tas).

Section 14 of the *Local Government (Highways) Act 1982* requires Council to determine if a highway can be closed for reasons limited to the following:

for the public benefit, in the interests of public safety or because of lack of use.

Section 14 of *Local Government (Highways) Act 1982*, prescribes the necessary procedures that must be followed in order to remove public rights from an area used as local highway. One of those requirements is notification to the public to determine if there are objections to the proposed closure.

The Council must refer any objection to the Magistrates Court (Administrative Appeals Division) for determination. In such cases, the hearing process would take some time and would need to be at the applicant's expense.

If no objections are received, the highway can be closed by the Chief Executive Officer in accordance with Recommendation 2.

19.6 Proposed Closure of Part of Frederick Street (Corner of Stone Street), West Launceston ...(Cont'd)

Officer Assessment:

The proposal results in a road reservation width of a little over 9m which is considered adequate for current and future needs. The verge area is steep and rocky without evidence of public use and is a burden for the Council's staff to maintain. A reasonable conclusion is that the closure of this area as a highway provides a public benefit because of lack of use and consequent reduction in maintenance costs.

The recommendation is to commence the highway closure procedure in order to determine if there are objections. On the basis that no objections are received, the relevant part of Frederick and Stone Streets, West Launceston can be closed due to lack of 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 Strategic Plan 2014-2024

Priority Area 3 - A city in touch with its region

Ten-year goal - To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Directions -

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

BUDGET & FINANCIAL ASPECTS:

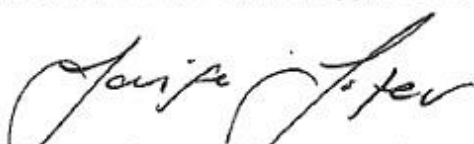
Not considered relevant to this report.

19.6 Proposed Closure of Part of Frederick Street (Corner of Stone Street), West Launceston ...(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

19.7 Hall Hire Fees - Community Organisations**FILE NO:** SF2968**AUTHOR:** Nathan Williams (Manager Finance)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To approve changes to fees applicable to hiring Council owned halls for community organisations.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 27 February 2020 - Draft 2020/2021 Annual Plan and Fees and Charges

Council Meeting - 19 March 2020 - Agenda Item 19.1 - Council Fees 2020/2021

RECOMMENDATION:

That Council, under section 205 of the *Local Government Act 1993* (Tas), approves the following change to fees for 2020/2021 for the hire of Council owned halls and facilities for Community Groups, Not-for-Profits and Benevolent Organisations.

The below recommendations will provide an appropriate discount for community groups at a rate of approximately 50% compared to commercial organisations.

1. Introduction of a new fee - *Community - regular - per hour (minimum \$10 non-refundable)* at a fee of \$14.00. This new fee constitutes 50% of the commercial rate stipulated at fee 629.
2. Wording of fee 627 to be amended to *Community - non regular - per hour*. This fee now relates to non-regular hires only and is approximately 50% of the commercial rate stipulated at fee 630.
3. Definition of Community (fee 638) be updated to:

Definition: Community:

"Benevolent" - an organisation or association that has objects and activities of a charitable nature that holds an Australian Tax Office certificate granting 'benevolent' status.

19.7 Hall Hire Fees - Community Organisations ...(Cont'd)

"Community Association" - an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity.

"Not-for-profits" - organisations that provide services to the community and do not operate to make a profit for its members.

Current Adopted Fees for 2020/2021:

625.	Parks Services		
626.	Halls		
627.	Community - regular and non regular - per hour (min \$10 non-refundable)	Taxable	23.00
628.	Community - regular and non regular - Bond for Key	Non Taxable	52.00
629.	Commercial - regular hire (e.g. dance and martial arts classes) - per hour	Taxable	28.00
630.	Commercial - non regular hire (e.g. one off events) - per hour	Taxable	45.00
631.	Commercial - regular and non regular hire - Bond	Non Taxable	557.00
632.	Bond - Casual Hire	Non Taxable	103.00
633.	Store Room - Windmill Hill (No 1 & 2) - per user per week	Taxable	4.00
634.	Store Room - St Catherine's (No 1,2,4,5,6 & 7) - per user per week	Taxable	4.00
635.	Store Room - St Catherine's (No 3) - per user per week	Taxable	4.00
636.	Store Room - Soldiers Memorial Hall (No 1) - per user per week	Taxable	4.00
637.	Store Room - Rocherlea Lockers (1,2,3 & 4) - per user per week	Taxable	4.00
638.	Definition: Community - "Benevolent" - an organisation or association that has objects and activities of a charitable nature that holds an Australian Tax Office certificate granting 'benevolent' status. "Community Association" - an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity.		
639.	Definition: Commercial - regular: Cyclic, regular bookings e.g. weekly, monthly. Any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward.		
640.	Definition: Commercial - non regular: Any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward.		

REPORT:

Following a request from a local Not-For-Profit group, the Council's Officers have conducted a review of hiring costs for the Council's owned halls and facilities. This review considered whether the fee structure for Not-For-Profits was consistent with other Councils in Tasmania. It was found that the City of Launceston fee structure was not consistent with other Councils and therefore, the Council's Officers recommend that the changes be approved for the hiring of the Council's owned halls and facilities for relevant Community Groups, Not-for-Profits and Benevolent Organisations for hiring the Council's owned halls.

19.7 Hall Hire Fees - Community Organisations ...(Cont'd)

This discount is consistent with other Councils in Tasmania and will create greater accessibility to the Council's facilities for organisations who may otherwise have not had the financial means to do so.

The application and interpretation of community versus commercial will be at the discretion of the relevant Team Leader and/or Manager.

ECONOMIC IMPACT:

Reduction in hiring costs will encourage these groups to use the Council's halls and facilities when they previously may not have had the means to do so, therefore encouraging greater economic activity.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

This change in hall hire costs will allow the designated groups to have greater access to the Council's facilities at a reduced cost. It is envisioned this will increase usage of these facilities and provide a benefit to the community.

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.
4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains and adopting technological and other process innovations.
5. To maintain a financially sustainable organisation.

BUDGET & FINANCIAL ASPECTS:

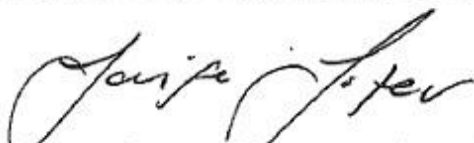
The fee reduction is considered minimal to the Council's overall revenue stream and would be less than \$1,000 per annum based on the booking figures for 2019 and 2020.

19.7 Hall Hire Fees - Community Organisations ...(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

19.8 Cataract Gorge Reserve Advisory Committee - Nomination of Committee Members (Community Representatives)**FILE NO:** SF0839**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider nominations of Committee Members (Community Representatives) on the Cataract Gorge Reserve Advisory Committee.

RECOMMENDATION:

That Council ratify the appointment of Ms Anna Povey, Dr John Ralph and Mr Don Defender as Committee Members (Community Representatives) on the Cataract Gorge Reserve Advisory Committee for terms of up to two years.

REPORT:

At its Meeting on 24 September 2020, it was noted that the terms of appointment for the four currently endorsed Committee Members (Community Representatives) had expired.

Committee Members (Community Representatives) for the Cataract Gorge Advisory Committee were recruited through the placement of an Expression of Interest advertisement in *The Examiner* newspaper.

Cataract Gorge Reserve Advisory Committee

The Cataract Gorge Reserve Advisory Committee is seeking Expressions of Interest for up to four volunteer Committee Members.

The Committee's objectives, in line with the Re-imagining the Cataract Gorge Final Plan, includes provision of input into the strategic direction and opportunities for the Cataract Gorge Reserve; participation in the review of management actions to achieve the endorsed strategic outcomes and strengthening the connection between reserve managers and the community.

19.8 Cataract Gorge Reserve Advisory Committee - Nomination of Committee Members (Community Representatives) ...(Cont'd)

Applications are encouraged from individuals with qualifications/experience in the management of a major urban park of national significance, tourism, heritage management, bushland conservation and recreation planning. Applicants must be residents or ratepayers in the City of Launceston. Final appointment will require ratification by Council.

The initial term of appointment is up to two years and representatives may apply and be considered for further terms.

As there were only three nominations for the possible four vacant positions, all of whom met the required selection criteria, the names are presented to Council for ratification.

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:

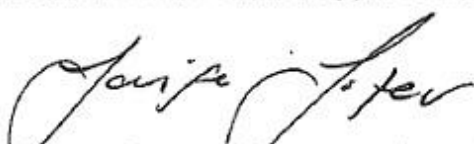
Not considered relevant to this report.

19.8 Cataract Gorge Reserve Advisory Committee - Nomination of Committee Members (Community Representatives) ...(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

This decision requires an absolute majority of Council

RECOMMENDATION:

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

21.1 Confirmation of the Minutes

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

21.2 Chief Executive Officer's Contract and Performance Review

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

- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

21.3 End of Closed Session

To be determined in Closed Council.

22 MEETING CLOSURE
