



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
THURSDAY 11 MARCH 2021  
1.00pm**

# City of Launceston

## COUNCIL AGENDA

Thursday 11 March 2021

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: 11 March 2021

Time: 1.00pm

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### 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

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### RESTRICTED NUMBERS - 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 and can be accessed at:  
[www.launceston.tas.gov.au/Council/Meetings/Listen](http://www.launceston.tas.gov.au/Council/Meetings/Listen) .

### PUBLIC ATTENDANCE AT THE COUNCIL MEETING

To help keep you safe you must register your attendance at the Council Meeting in advance by telephoning 6323 3000 during business hours by 11.00am on the morning of the Council Meeting. A Council Officer will contact you to confirm attendance details.

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 - AGENDA ITEM 8

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](mailto: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.

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### 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.

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19 January 2021

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 dates for 2021:

28 January	11 February	25 February	11 March
25 March	8 April	22 April	6 May
20 May	3 June	17 June	1 July
15 July	29 July	12 August	26 August
9 September	23 September	6 October	21 October
4 November	18 November	2 December	16 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:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 25 February 2021 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*

#### 6.1 Receipt of Petition - Removal of Single Lane Connection Joining Pinot Parade, Relbia Cul de Sacs

**FILE NO:** SF0097/SF0608/SF5483

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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#### DECISION STATEMENT:

To receive a petition submitted Ms Janette McMillan regarding the removal of the single lane connection joining Pinot Parade, Relbia cul de sacs.

#### RECOMMENDATION:

That, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the removal of the single lane connection joining Pinot Parade, Relbia cul de sacs tabled by the Chief Executive Officer and submitted by Ms Janette McMillan.

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#### REPORT:

A paper petition containing 45 signatures was received from Ms Janette McMillan. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition states:

*We petition the Council in accordance with section 57 of the Local Government Act 1993 (Tas) to restore Pinot Parade, Relbia to two separate cul de sacs joined by a paved walkway as originally planned. Residents purchased blocks/homes as a quiet no through road. We are now confronted with it being used as a short cut disrupting our families and peaceful surrounds.*

This petition has been forwarded to Mr Michael Newby (Manager Infrastructure and Engineering) for consideration. As required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

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**6.1 Receipt of Petition - Removal of Single Lane Connection Joining Pinot Parade, Relbia Cul De Sacs ...(Cont'd)**

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The General Manager Organisational Services Network will give reasonable notice to Ms McMillan of when Council is to consider this petition.

**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.

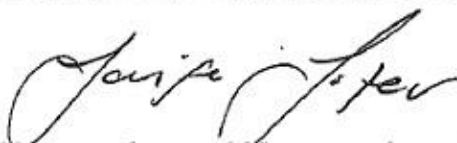
**BUDGET & FINANCIAL ASPECTS:**

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**

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**6.1 Receipt of Petition - Removal of Single Lane Connection Joining Pinot Parade, Relbia Cul De Sacs ...(Cont'd)**

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**ATTACHMENTS:**

1. Petition Extract - Removal of Single Lane Connection
-



## Attachment 1 - Petition Extract - Removal of Single Lane Connection

14-Fmx-013 | Version 13/08/2020

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## Paper Petition

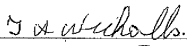
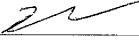
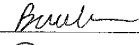
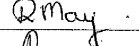


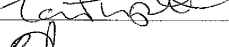

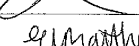
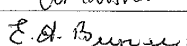
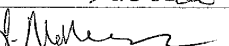
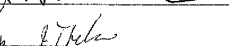
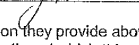
Petition to: remove single lane connection joining Pinot Parade cul de sacs  
Relbia (write the name/subject matter of your petition)

## To the Councillors and Chief Executive Officer of the City of Launceston

We petition the Council in accordance with the Local Government Act 1993 (Tas) to -  
 (make a clear and concise statement identifying the subject matter and the action requested)

restore Pinot Parade, Relbia and Youngtown to two separate cul de sacs  
joined by a paved walkway as originally planned. Residents purchased  
blocks/homes as a quiet no through road. We are now confronted with  
it being used as a short cut disrupting our families and peaceful surrounds.

## Signatories to the petition

Name	Address	Signature
KERRY NICHOLLS	28 Pinot Parade	
Zach Fells	32 Pinot Parade	
Baylie Wilson	32 Pinot Parade	
Rabyn May	34 Pinot PARADE	
Rob Clarke	8 Relbia Road	
Rob Ennes	6 Relbia Rd. (A59 / A634)	
TORIN PHILLIPS	33 PINOT PARADE	
RENE SMITH	35 PINOT PDE	
Alicia Hadley	37 Pinot Pde	
Emma Matthews	39 Pinot Pde	
Beth Brumby	12 Relbia Rd.	
Janette McMillan	29 Pinot Pde, Relbia	
Julie Trebar	17 Pinot Pde Youngtown	

People who sign this petition should be aware that the personal information they provide above (name, address and signature) will be published in the agenda of the Council Meeting at which this petition is tabled, and so will be publicly available. Information about City of Launceston's management of personal information is available at [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au).

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Page 2 of 2

Use copies of this page for additional signatures.  
Petition to: remove single lane connection joining Pinot Parade cul de sacs,  
Relbia (copy the name/subject matter of your petition from page 1)

### To the Councillors and Chief Executive Officer of the City of Launceston

We petition the Council in accordance with the Local Government Act 1993 (Tas) to -  
(copy the statement from page 1)

restore Pinot Parade, Relbia and Youngtown to two separate cul de sacs  
joined by a paved walkway as originally planned. Residents purchased  
blocks/homes as a quiet no through road. We are now confronted  
with it being used as a short cut disrupting our families  
and peaceful surrounds.

Statement specifying the number of signatories to the petition:

Fifty (50)

Full name, address and signature of the person/s lodging the petition:

Name	Address	Signature
Janette McMillen	27 Pinot Pde, Relbia	J. McMillen

**6.2 Receipt of Petition - *Future of Relbia Project*****FILE NO:** SF0097/SF6874**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Michael Stretton (Chief Executive Officer)

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**DECISION STATEMENT:**

To receive a petition submitted by Mr Anthony Lowe regarding the *Future of Relbia Project*.

**RECOMMENDATION:**

That, pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the *Future of Relbia Project* tabled by the Chief Executive Officer and submitted by Mr Anthony Lowe.

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**REPORT:**

A paper petition containing 268 signatures was received from Mr Anthony Lowe. This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act).

The petition states:

*We petition the Council in accordance with section 57 of the Local Government Act 1993 (Tas) to immediately stop the Future of Relbia project because of the following reasons: not all residents are aware of the process; the information presented is not consistent; the voting options are misleading; the findings of the MESH Report have been ignored; there are serious environmental issues that have not been addressed; the financial impact of the changes have not been presented and we believe there has been a breach of the Aldermen Code of Conduct that needs to be investigated.*

This petition has been forwarded to Mrs Leanne Hurst (General Manager Community and Place Network) for consideration. As required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

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**6.2 Receipt of Petition - *Future of Relbia Project*...(Cont'd)**

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The General Manager Organisational Services Network will give reasonable notice to Mr Lowe of when Council is to consider this petition.

**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.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

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**6.2 Receipt of Petition - *Future of Relbia Project* ...(Cont'd)**

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**ATTACHMENTS:**

1. Petition Extract - Future of Relbia Project
-

## Attachment 1 - Petition Extract - Future of Relbia Project

14-Fmx-013 | Version 13/08/2020

Page 1 of 21

## Paper Petition

Petition to: Stop the Future of Relbia project to address community concerns  
 (write the name/subject matter of your petition)

## To the Councillors and Chief Executive Officer of the City of Launceston

We petition the Council in accordance with the Local Government Act 1993 (Tas) to -  
 (make a clear and concise statement identifying the subject matter and the action requested)

Immediately stop the Future of Relbia project because of the following reasons:  
 not all residents are aware of the process. The information being prepared is not consistent.  
 The voting options are misleading. The findings of the MESH report have been ignored.  
 There are serious environmental issues that have not been addressed. The financial impact of the  
 changes have not been presented and we believe there has been a breach of the fiduciary duty of the  
 Council that needs to be investigated.

## Signatories to the petition

Name	Address	Signature
Christine Bernhardt	461 Glenwood Rd	
Carlin Scott	461 Glenwood Rd	
Jane O'Toole	520 Glenwood Rd	
Jerry O'Toole	520 Glenwood Rd	
Brian Hyde	55 Glenwood Rd	
Emily Hyde	55 Glenwood Rd	
Bon Green	372 Glenwood Rd	
Natasha Millwood-Green	372 Glenwood Rd	
Ruth Ann Pearson	117 Relbia Rd	
Bronwyn Fishwick	117 Relbia Rd	
Brett Husband	91 Relbia Road	
Sandra Farrow	64 Relbia Rd	

People who sign this petition should be aware that the personal information they provide above (name, address and signature) will be published in the agenda of the Council Meeting at which this petition is tabled, and so will be publicly available. Information about City of Launceston's management of personal information is available at [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au).

### To the Councillors and Chief Executive Officer of the City of Launceston

We petition the Council in accordance with the *Local Government Act 1993* (Tas) to -

(copy the statement from page 1)

immediately stop the Future of Relbia project because of the following reasons: not all residents are aware of the process; the information presented is not consistent; the voting options are misleading; The findings of the M&S report have been ignored; there are serious environmental issues that have not been addressed; \*

Statement specifying the number of signatories to the petition:

There are 268 signatures from residents of Relbia.

Full name, address and signature of the person/s lodging the petition:

Name	Address	Signature
Anthony Lowe	103 Relbia Road, Relbia	Anthony Lowe

\* the financial impact of the changes have not been presented and we believe there has been a breach of the Aldermen Code of Conduct that needs to be investigated.

**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.)*

**7.1 Mr Geoff Lyons (President) - Launceston Life Saving Club Inc.**

**Mr Lyons will provide Council with an overview of the work of the Launceston Life Saving Club Inc.**

**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.)*

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**8.1.1 Public Questions on Notice - Mr Ray Brien - 3 March 2021****FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

---

**QUESTIONS and RESPONSES:**

The following questions, submitted in writing on 3 March 2021 by Mr Ray Brien, have been answered by Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

**Questions:**

1. Has the Council sought a civil engineering report as to the suitability of the Churchill Park Drive paved surface to withstand the increase in heavy vehicle movements associated with the proposed facility operations?

**Response:**

*The Road Authority has the ability to require road upgrades where there is a change in land use. The proposed facility does not require a change of land use.*

*The proposed development will increase vehicle movements on Churchill Park Drive by approximately 252 vehicle movements per day including 92 heavy vehicle movements. Total vehicles movements per day for Churchill Park Drive on a week day is in the order of 1,000 to 1,500.*

*A significant proportion of vehicle movements in Churchill Park Drive are heavy vehicles which is expected in a light industrial estate. Churchill Park Drive's geometry and construction is considered suitable by the Road Authority for heavy vehicle use to support the light industrial estate.*

*The heavy vehicles entering and exiting the site will be predominately unladen and the kerbside recycling vehicles using the site typically carry less than their gross vehicle mass due to the bulky nature of recyclables.*

*Furthermore, heavy vehicle use (in mass and number of movements) would be significantly less than the previous use as a concrete plant. There have been no significant road pavement issues previously identified.*

*There was no civil engineering report required or requested.*

---

**8.1.1 Public Questions on Notice - Mr Ray Brien - 3 March 2021 ...(Cont'd)**

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2. If the Churchill Park Drive surface is damaged by the Veolia operations, who will be responsible for repair and maintenance?

***Response:***

*Potential damage caused due to contraction activities is dealt with in the Development Permit. In terms of potential ongoing impact it is a public road and, therefore, the Council is responsible for all repairs.*

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**ATTACHMENTS:**

1. Public Questions on Notice - Mr Ray Brien - 3 March 2021
-

***Attachment 1 - Public Questions on Notice - Mr Ray Brien - 3 March 2021***

**From:** Ray Brien  
**Sent:** Tue, 2 Mar 2021 21:20:25 +1100  
**To:** Contact Us  
**Subject:** Questions for next council meeting  
**Attachments:** Questions to council.pdf

Chief Executive Officer  
Launceston City Council

Dear Sir,

Please find attached questions on notice for the next available council meeting.

Yours sincerely

Ray Brien

I have two questions with regard to the proposed Veolia Recycling development on Churchill park Drive, Invermay:

Question 1. Has the council sought a civil engineering report as to the suitability of Churchill Park Drive paved surface and substructure to withstand the increase in heavy vehicle movements associated with the proposed facility operations.

Question 2. If the Churchill Park Drive surface is damaged by the Veolia operations, who will be responsible for the repair and maintenance.

Ray Brien  
Invermay resident and ratepayer

---

**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.)*

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## COUNCIL AGENDA

Thursday 11 March 2021

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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 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling

**FILE NO:** DA0835/2020

**AUTHOR:** Iain More (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:	S Group
Property:	31 Lakeside Drive, Kings Meadows
Zoning:	General Residential
Receipt Date:	4/12/2020
Validity Date:	21/12/2020
Further Information Request:	5/12/2020
Further Information Received:	21/12/2020
Deemed Approval: (extension granted)	11/03/2021
Representations:	Five

#### STANDARDS REQUIRING COUNCIL DISCRETION

10.4.12 Earthworks and retaining walls  
10.4.2 Setbacks and building envelope for all dwellings  
10.4.6 Privacy for all dwellings  
E6.6.1 Construction of parking areas

#### RECOMMENDATION:

That, 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 DA0835/2020 - Residential - Construction of a dwelling at 31 Lakeside Drive, Kings Meadows, subject to the following conditions:

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**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling  
...(Cont'd)**

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**1. ENDORSED PLANS AND 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. Cover Page, Prepared by S. Group, Project No. J006847, Drawing No. A001 Revision A, Dated 04 November 2020.
- b. Site Plan, Prepared by S. Group, Project No. J006847, Drawing No. A101 Revision B, Dated 18 December 2020.
- c. Floor Plan - GND LV, Prepared by S. Group, Project No. J006847, Drawing No. A201 Revision A, Dated 26 October 2020.
- d. Floor Plan - LV 1, Prepared by S. Group, Project No. J006847, Drawing No. A202 Revision A, Dated 26 October 2020.
- e. Elevations, Prepared by S. Group, Project No. J006847, Drawing No. A301 Revision A, Dated 26 October 2020.
- f. Elevations, Prepared by S. Group, Project No. J006847, Drawing No. A302 Revision A, Dated 26 October 2020.
- g. Section A, Prepared by S. Group, Project No. J006847, Drawing No. A501 Revision A, Dated 26 October 2020.
- h. Sun Shadow Diagrams, Prepared by S. Group, Project No. J006847, Drawing No. A900 Revision A, Dated 26 October 2020.

**2. AMENDED PLANS REQUIRED - PLANNING**

Prior to the commencement of any work, amended plans must be submitted to the satisfaction of the Council to replace plans annotated as *Amended* 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. Maximum building height of 6.6m;
- b. Southern side setback of 2.71m;
- c. Northern side setback of 1.51m; and
- d. Front setback of 10.5m.

**3. CROSSOVER**

The existing crossover must be removed or decommissioned prior to the use commencing.

**4. SCREENING BATTERS AND GLAZING**

To the satisfaction of the Council, the southern facing windows to the living area and bedroom 1 on the top floor must either be:

- a. Made out of opaque glass; or
- b. A screening batter must be installed on the outside of the windows to prevent overlooking to the adjoining property.

The screening must be implemented prior to the use commencing and must be maintained for the duration of use.

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**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)**

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**5. LEGAL TITLE**

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

**6. HOURS OF CONSTRUCTION**

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

**7. SITE LANDSCAPING PLAN**

Prior to the commencement of works, a landscape plan 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 the following details:

- a. Major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
- b. Existing and proposed garden areas and plantings (including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity); and
- c. Any stabilisation works required as a result of tree or vegetation removal; and
- d. All proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- e. Suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and
- f. Any screen planting (where required).

Once approved the plan will be endorsed and will form part of the permit. The landscaping must be:

- g. Installed in accordance with the endorsed plan; and
- h. Completed within three months of the use commencing; and
- i. Maintained as part of the residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

**8. AMENDED PLANS REQUIRED - ENGINEERING**

Prior to the commencement of any work associated with the development, amended plans must be submitted to show:

- a. The kerb layback and driveway apron shape and width are to be in accordance with the IPWEA-LGAT Standard Drawing TSD-R09.
- b. Minimum clearance from the street light to the closest part of the vehicle crossing to be 1m.

Once approved by the Manager City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

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**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)**

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**9. DAMAGE TO THE COUNCIL'S 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.

**10. 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.

**11. VEHICULAR CROSSINGS (AND 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.

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### 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ...(Cont'd)

#### 12. 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.

#### 13. 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 DA0835/2020. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.*

*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 the Council.*

##### B. Restrictive Covenants

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

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

**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling  
...(Cont'd)**

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**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) <<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. Heat Pump Use**

*Use of the heat pump will be subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or as amended.*

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**REPORT:****1. THE PROPOSAL**

The proposal is for the construction of a single two storey dwelling and associated driveway, earthworks and landscaping on a currently vacant lot. The dwelling will cover an area of approximately 192m<sup>2</sup>. The dwelling will consist of three bedrooms, a bathroom on both floors, living areas on both floors, a laundry, outdoor living area, kitchen and dining areas and a double garage. In addition, the proposal includes fill and cut batters to a height greater than 1m. The works also include the relocation of an existing driveway.

The dwelling will have a maximum height of 7.2m above natural ground level, will be setback 1.41m from the southern side boundary, 2.81m from the northern side boundary, 9.19m from the frontage, and 23m from the rear boundary.

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## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### 2. LOCATION AND NEIGHBOURHOOD CHARACTER

Address	31 Lakeside Drive, Kings Meadows
Zone	10.0 General Residential
Size	979m <sup>2</sup>
Access	Existing, direct access from Lakeside Drive
Shape	Rectangular access
Slope	Approximately 4% falling towards the frontage
Existing structures	Vacant
Connection to services	All services are maintained on site
Surrounding land	10.0 General Residential 11.0 Inner Residential to the South and West 24.0 Light Industrial to the South
Overlays	E7.0 Scenic Management - Western Hillside Precinct

### 3. PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

##### 10.0 General Residential Zone

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

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### 10.4 Development Standards

#### 10.4.2 Setbacks and building envelope for all dwellings

##### Objective:

To control the siting and scale of dwellings to:

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

##### Consistent

Consistency with the objective has been achieved as the dwelling is able to provide consistent separation between dwellings on adjacent sites and reduce its scale, bulk, and massing.

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

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

##### Complies

The proposed dwelling is setback 9.19m from the frontage.

A2 A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5m, or alternatively 1m behind the facade of the dwelling; or
- (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

##### Complies

The proposed garage is set back 9.19m from the frontage.

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
  - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
  - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback within 1.5m of a side boundary if the dwelling:
  - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
  - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).

### Relies on Performance Criteria

The dwelling is located outside of the building envelope and as such is reliant on the performance criteria.

P3 The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
  - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
  - (iii) overshadowing of an adjoining vacant lot; or
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

### Complies

Within the surrounding area there are approximately 16 properties that have the same orientation of the subject site in relation to the southern adjoining property. That is, the majority of the site runs parallel west to east and to the north of an adjoining property. Of these sixteen properties only two are complete two storey buildings, and two are partially two storey. The rest are all single storey.

The first two storey dwelling is located at 24 Lakeside Drive. The only section within 1.5m of the southern side boundary is a 3.6m high wall 9m in length. The two storey section is setback 4.2m from the boundary.

The second two storey dwelling is located at 92 Southgate Drive. The only section within 1.5m of the southern boundary is a 3.15m high wall to the house 13m in length. The two storey section is setback approximately 6.7m from the boundary.

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

Separation between the proposed dwelling and the adjoining dwelling to the south is 3.70m at its closest point, with the proposed dwelling having a height of 6.2m at this point, setback 1.14m from the southern side boundary. Whilst closer to the southern boundary than other two storey examples, the site and design has the capacity to be amended through conditions to ensure that there is no unreasonable loss of amenity to surrounding and adjoining properties.

An amended plan condition is recommended to reduce the building height and increase the southern side setback. This condition is necessary to ensure that the proposed dwelling does not unreasonably impact on surrounding properties, as it currently would in its advertised iteration.

### **The siting and scale of a dwelling must:**

#### **(a) not cause unreasonable loss of amenity by:**

##### **(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or**

The main property that will be impacted upon by overshadowing is 29 Lakeside Drive. The dwelling at this adjoining property contains two windows in the middle of the dwelling facing north that allow light to enter the living and dining rooms. These windows currently receive full sunlight all day as the subject site is currently vacant.

Provided shadow diagrams show that these windows will now be overshadowed until 1pm on the shortest day of the year. From 1pm onwards the windows will receive sunlight. As such, the windows will be overshadowed for approximately 50% of the day. Whilst morning sun will now be removed, the property and dwelling will still receive full afternoon sun in the middle of winter, which is considered acceptable.

##### **(ii) overshadowing the private open space of a dwelling on an adjoining lot; or**

It is accepted that the main area of private open space for the adjoining property at 29 Lakeside Drive is at the rear of the property and beneath their roofed deck. These areas will be overshadowed until 12pm, noting that the shadow is fully overshadowing at 9am but will slowly decrease as the day goes on. Accordingly, the overshadowing is considered to be reasonable.

##### **(iii) overshadowing of an adjoining vacant lot; or**

Not applicable.

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**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)**

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**(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and**

The dwelling will have a maximum height of 7.2m at its highest point which will be at its closet point to the frontage. The dwelling will break up its building bulk through its finishes, including weatherboard, sheet metal, timber, stone tiles, and dark non-reflective paints. The dwelling will also have a 19.92% site coverage. A condition is recommended that the applicant provide amended plans. The condition will require:

- a. Maximum building height of 6.6m;
- b. Southern side setback of 2.71m;
- c. Northern side setback of 1.51m; and
- d. Front setback of 10.5m.

If applied the dwelling will be able to shift northwards and *sink* further into the ground to reduce height. The recommended changes are achievable due to the design of the dwelling and the sites capacity to accommodate the changes. Through these changes, the dwelling is considered to be setback far enough from all boundaries as not to cause any detriment to adjoining owners.

Increasing the southern side setback and reducing the overall height will reduce the visual impact of the dwelling as a whole. The highest part of the dwelling and arguably the most noticeable is the front southern portion. This section of the building in proximity to this setback is truncated, and because of its location will only be wholly visible from the front portion of the adjoining southern lot. When looking at the development from the rear private open space and living rooms of 29 Lakeside Drive, the visibility of the larger section of the dwelling will be reduced.

The areas that will be most visible will be setback 2.9m from the southern side boundary as a result of the amendments, with a height of 6m at its highest point. The design has included finishes that will ensure the building does not come across as a single bulky form, but rather broken up to ensure the proportions do not negatively impact upon the southern adjoining property.

Amendments to allow a northern side boundary setback of 1.51m will still allow the northern portion of the dwelling to be wholly contained within the building envelope. These changes will allow the second storey portion of the dwelling to be setback 3.7m from the northern boundary, with only the driveway retaining wall and garage being the prominent visual aspect. The visual intrusion will be minimal considering 33 Lakeside Drive is cut lower into the site and the side boundary fence provides visual separation from the adjoining property.

It is considered that due to the design choices and setbacks, the visual impact will be minimal.

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## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The amended separation between dwellings on adjoining lots is wholly compatible with that within the prevailing area. The dwelling will be setback 4.88m from the southern adjoining dwelling and 2m from the northern adjoining dwelling. Surrounding separation ranges from less than 1m to more than 5m.

Furthermore, the southern side setback was increase to 2.71m will help reduce visual bulk.

The proposal complies with the performance criteria.

### 10.4.3 Site coverage and private open space for all dwellings

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

#### Consistent

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

#### Complies

The proposed dwelling has a site coverage of 19.92% with 25% of the site free from impervious surfaces.

A2 A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
  - (i) 24m<sup>2</sup>; or
  - (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (b) has a minimum horizontal dimension of:
  - (i) 4m; or
  - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and



## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9am and 3pm on 21 June; and
- (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

### Complies

The proposed dwelling has private open space of approximately 190m<sup>2</sup> at the rear, with minimum horizontal dimensions of 4m directly accessible from a habitable room, is flat, and receives adequate sunlight.

### 10.4.4 Sunlight and overshadowing for all dwellings

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

### Consistent

A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).

### Complies

The proposed dwelling includes windows to the dining room and kitchen on the ground floor and the study on the first floor that face north east and north west. Between the windows on each of these walls there is sufficient sunlight that will enter the main living area. As such, the proposal is deemed to comply.

### 10.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

### Consistent

A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

### Complies

The proposed garage opening is 5.4m.

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### 10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.
<b>Consistent</b>
<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> <li>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</li> <li>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</li> </ul> </li> </ul>
<b>Complies</b>
No decks are located more than 1m above natural ground level.
<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> <li>(a) The window or glazed door: <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4m from a rear boundary; and</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.</li> </ul> </li> <li>(b) The window or glazed door: <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> <li>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul> </li> </ul>

### 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

<p><b>Relies on Performance Criteria</b></p> <p>Whilst the top floor contains several habitable room windows more than 1m above natural ground level, they are all setback more than 3m from the side and rear boundaries. Bedroom 1 and the upstairs living area, however, contain windows that face the southern property and are within 3m. As such reliance on the performance criteria is required.</p>
<p>P2 A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling; and</li> <li>(c) an adjoining vacant residential lot.</li> </ul>
<p><b>Complies</b></p> <p>A condition has been recommended to ensure that the windows to these rooms must be built out of, and maintained as opaque glass to reduce any overlooking, or alternatively the placement of an external screen to ensure no overlooking occurs. With this condition the proposal complies with performance criteria.</p>

#### 10.4.12 Earthworks and retaining walls

<p><b>Objective:</b></p> <p>To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</p>
<p><b>Consistent</b></p> <p>Consistency with the objective has been achieved as the proposal ensures that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</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"> <li>(a) be located no less than 900mm from each lot boundary;</li> <li>(b) be no higher than 1m (including the height of any batters) above existing ground level;</li> <li>(c) not require cut or fill more than 1m below or above existing ground level;</li> <li>(d) not concentrate the flow of surface water onto an adjoining lot; and</li> <li>(e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.</li> </ul>
<p><b>Relies on Performance Criteria</b></p> <p>As more than 600mm of fill is required within 900mm of a boundary, reliance on the performance criteria is required.</p>
<p>P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the appearance, scale and extent of the works;</li> <li>(c) overlooking and overshadowing of adjoining lots;</li> <li>(d) the type of construction of the works;</li> </ul>

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

### **Complies**

The application is proposing cut and fill to allow the dwelling to sit flat and reduce overall bulk. This is required as a response to the slope of the site. The earthworks will be engineered to ensure they are stable and do not impact on adjoining structures and able to maintain stormwater, complying with the performance criteria.

### 10.4.13 Location of car parking

Objective:

To:

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

### **Consistent**

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

### **Complies**

The proposed parking spaces include two internal spaces in the garage and one parking space that is set back approximately 9.19m from the frontage. The development does not include any turning areas. As such, the proposal complies.

### E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

### **Consistent**

Consistency with the code purpose has been achieved as the proposal protects the safety and efficiency of the road network.

### E4.5 Use Standards

#### E4.5.1 Existing road accesses and junctions

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

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### Complies

The proposal is for a three bedroom dwelling in the general residential zone. It is not envisaged that more than 40 vehicle movements will occur as a result of the development and use.

### 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

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

Whilst a new crossover is proposed, the existing crossover will be required to be reinstated to kerb and channel.

#### 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

##### A1 Sight distances at:

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

### Complies

Sight distances comply with the Safe Intersection Sight Distance shown in Table E4.6.4.

### 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.

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### Consistent

The proposed dwelling has appropriate parking and access and is consistent with the purpose of the code.

### E6.5 Use Standards

#### E6.5.1 Car parking numbers

##### Objective:

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

### Consistent

A1 The number of car parking spaces must:

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

### Complies

The proposed dwelling provides two car parking spaces within the garage. This is consistent with the requirements of Table E6.1.

### E6.6 Development Standards

#### E6.6.1 Construction of parking areas

##### Objective:

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

### Consistent

Consistency with the objective has been achieved as the proposal ensures that parking areas are constructed to an appropriate standard.

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

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

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

<p><b>Relies on Performance Criteria</b></p> <p>The parking spaces and access will be formed, paved, sealed, and adequately drained. However, the driveway will have a gradient of approximately 19.4%, requiring assessment against the performance criteria.</p>
<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing and line marking.</li> </ul>
<p><b>Complies</b></p> <p>The proposal is for a residential use in a residential zone, with a driveway containing a gradient of 19.4%. Whilst understandably steep, being a private driveway, the occupiers of the site will be able to navigate access accordingly. Visitors will be able to park on the street to access the site. Therefore, access into the site will still be useable in all weather conditions, complying with the performance criteria.</p>

### E6.6.2 Design and layout of parking areas

<p><b>Objective:</b></p> <p>To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b></p> <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</li> <li>(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;</li> <li>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</li> <li>(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</li> <li>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</li> </ul> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ...(Cont'd)

### **Complies**

The proposal provides car parking spaces and an access way that have dimensions accordance with Tables E6.2 and E6.3 of the Parking and Sustainable Transport Code.

### E7.0 Scenic Management Code

E7.1 The purpose of this provision is to:

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
- (c) ensure that vegetation is managed for its contribution to the scenic landscape.

### **Consistent**

Consistency with the code purpose has been achieved as the proposal ensures the visual amenity of the surrounding area is maintained.

### E7.6 Development Standards

#### E7.6.2 Scenic management areas

Objective:

The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.

### **Consistent**

The siting and design of the proposed dwelling is unobtrusive and in keeping with the character of the Western Hillside Precinct scenic management area.

P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the impact on skylines, ridgelines and prominent locations;
- (c) the nature and extent of existing development on the site;
- (d) the retention or establishment of vegetation to provide screening;
- (e) the need to clear existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the development;
- (i) the location of development to facilitate the retention of trees; and
- (j) design treatment of development, including:
  - (i) the bulk and form of buildings including materials and finishes;
  - (ii) any earthworks for cut or fill;
  - (iii) the physical (built or natural) characteristics of the site or area;
  - (iv) the nature and character of the existing development; and
  - (v) the retention of trees.



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**9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)**

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**Complies**

The proposed development is in the Western Hillside Precinct scenic management area which is characterised by residential development interspersed with vegetation. The site is currently vacant and minimal landscaping is proposed. However, a condition has been recommended that a landscaping plan be provided. This will help contribute to the visual character of the area.

While being a two storey dwelling, the development will have minimal impact upon the skyline as a result of its siting on the inclined lot. Earthworks proposed will not impact the scenic nature of the area but in fact help reduce the overall height and bulk of the development. The proposal will assist in the establishing of the emerging character of the area and contribute to the precinct, complying with the performance criteria.

**4. REFERRALS**

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

**5. REPRESENTATIONS**

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 13 January to 28 January 2021. Five representations were received.

The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

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## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

<p><b>Issue 1</b></p> <p>The drawings state natural ground, please note a large quantity of clay was brought to this site and was spread over in various areas in the past, thus this is not natural ground levels, some areas of fill would be close to 1m in height.</p>
<p><i>Response 2</i></p> <p>The natural ground level is considered to be the ground level at the time of lodgement. As such, the drawings are reflective of the current situation.</p>
<p><b>Issue 2</b></p> <p>The drawings do not state the overall height of the residence, nor the floor to floor heights thus this is misleading to the public and us neighbours.</p>
<p><i>Response 2</i></p> <p>All dimensions are able to be determined through the scaled drawings.</p>
<p><b>Issue 3</b></p> <p>I believe the red dashed building envelope lines to be incorrect, maybe this is why they do not show dimensions.</p>
<p><i>Response 3</i></p> <p>The building envelope as identified by the plans is considered to be adequate for assessment.</p>
<p><b>Issue 4</b></p> <p>The residence is built outside of the building envelope and would cast a unacceptable shadow to the southern neighbour for most of the day.</p>
<p><i>Response 4</i></p> <p>Shadow diagrams have been provided that demonstrate any overshadowing will be reasonable.</p>
<p><b>Issue 5</b></p> <p>The southern neighbour will be installing solar panels and this residence will cast shadows over his solar panels.</p>
<p><i>Response 5</i></p> <p>This is not a consideration for planning assessment.</p>
<p><b>Issue 6</b></p> <p>A two storey home built 1.4m to the boundary is simply too close and does not comply, if approved it sets a bad precedent to all.</p>
<p><i>Response 6</i></p> <p>Whilst the proposal does not comply with the acceptable solution, assessment against the provisions of the scheme has determined it does comply with the performance criteria.</p>
<p><b>Issue 7</b></p> <p>The drawings show the setback off the southern boundary as 1,415mm (1.4m) where as it is actually up to 100mm less as the drawings are to the outside of the stud wall and not the outside of the cladding or building façade thus this is misleading to the public and us neighbours.</p>

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### Response 7

*It is accepted that the setbacks are undesirable, and in order to comply with the scheme amended plans have been recommended as a condition to ensure compliance.*

### Issue 8

**The drawings show the setback off the southern boundary as 1,415mm where this is far less with the window feature sticking out a further 30cms this adding further shadow.**

### Response 8

*The sill on this window is considered to be a minor protrusion for the purpose of setbacks assessment. Notwithstanding, shadow diagrams demonstrate a reasonable level of overshadowing of the neighbouring property.*

### Issue 9

**The drawings state the levels via RL, these are misleading as they do not reference back to the actual contour levels.**

### Response 9

*Height was still able to be assessed accurately as the plans were drawn to scale. Furthermore, the plans have indicated the ASL level.*

### Issue 10

**The plans are labelled Ground and Level 1, this is misleading to the public and us neighbours. They should be labelled Level 1 and Level 2. Level 1 is level 1 and not level 2, thus this is misleading to the public and us neighbours.**

### Response 10

*A review of the plans still indicate which level is ground level, and which is the top floor.*

### Issue 11

**Is there an official land survey submitted for this house as the contours drawn do not match existing site conditions?**

### Response 11

*The site was surveyed by a reputable surveying consultant.*

### Issue 12

**There are no levels or falls for the driveway drawing and I do not believe this would meet Australia Standards and council compliance, can this be shown to comply?**

### Response 12

*A response from the applicant has provided the driveway fall being 1:5, or approximately 19.4%. The scheme allows for driveways to have a gradient of more than 10%.*

### Issue 13

**The upstairs living, bathroom, toilet and master bedroom southern windows are all within 3m of the boundary and greater than 1m above nature ground, these do not comply and will need to be made white glass or have a bottom window seal at 1.7m in height, to stop overlooking concerns.**

## 9.1 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling ... (Cont'd)

### Response 13

*A condition has been recommended that the upstairs living room and bedroom one windows be glazed or screened to ensure privacy is maintained.*

### Issue 14

**The new driveway location drives straight over the sewer manhole concrete lid, is this lid engineered to take the weight of a car or truck?**

### Response 14

*This is not a planning consideration.*

### Issue 15

**Visual Bulk, this residence is not in keeping with the existing single storey streetscape and the beautiful architecture, it is unsightly and out of character.**

### Response 15

*An assessment against the building bulk and height has occurred. It has been considered that the scale and bulk of the building is consistent with the surrounding character of the area.*

## 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 31 Lakeside Drive, Kings Meadows - Residential - Construction of a Dwelling  
...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

**BUDGET & FINANCIAL ASPECTS:**

Not 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 - 31 Lakeside Drive, Kings Meadows (*electronically distributed*)
  2. Plans to be Endorsed - 31 Lakeside Drive, Kings Meadows (*electronically distributed*)
  3. Representations - 31 Lakeside Drive, Kings Meadows (*electronically distributed*)
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## 10 ANNOUNCEMENTS BY THE MAYOR

### 10.1 Mayor's Announcements

FILE NO: SF2375

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#### **Saturday 27 February 2021**

- Attended the *2020 Leaders Program* graduation

#### **Sunday 28 February 2021**

- Attended the *RSL Lilydale Sub-Branch* lunch

#### **Tuesday 2 March 2021**

- Officiated at the official dinner of the *Australia-ASEAN Council*

#### **Wednesday 3 March 2021**

- Sponsored the annual Mayoral Croquet Challenge

#### **Saturday 6 March 2021**

- Attended the *Pony Club State Trials Championship* welcome dinner

#### **Wednesday 10 March 2021**

- Officiated at the *Headstone Project* dedication service
-

**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.)*

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**12.1.1 Councillors' Questions on Notice - Councillor T G Walker - Veolia Recycling Plant - Council Meeting - 25 February 2021****FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following questions, asked at the Council Meeting on 25 February 2021 by Councillor T G Walker, have been answered by Mr Michael Stretton (Chief Executive Officer).

**Questions:**

With regard to a recently held community meeting in Inveresk with residents who are concerned about a soon to be constructed recycling plant in Churchill Park Drive, it was requested the following questions be asked:

1. When did the Launceston City Council award the contract to Veolia?

**Response:**

*Council endorsed a recommendation at its Meeting on 18 April 2019 to award the kerbside recycling contract to Veolia for a term of 14 years.*

*The process of tender assessment was supported independently by KPMG and workshopped with Councillors prior to a formal decision.*

2. Do we have a clause in the contract requiring Veolia to be located in the Launceston City Council area?

**Response:**

*The tender documents required that the Materials Recycling Facility be located in the Launceston Municipal Area. The reason for requiring the facility be located in Launceston was to provide the lowest cost transport option for our kerbside collection service.*

*We understand Veolia did look for opportunities outside Launceston but none were identified. Veolia also considered other sites within Launceston but none met their requirements, specifically size.*

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**12.1.1 Councillors' Questions on Notice - Councillor T G Walker - Veolia Recycling Plant - Council Meeting - 25 February 2021 ...(Cont'd)**

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3. When did the proponent of the development, Marching Ants, first approach the Council in regards to the development?

**Response:**

*The Council first became aware of the proposal to locate a Materials Recycling Facility on the Churchill Park Road site in Invermay when it was included in Veolia's tender documents which were submitted to the Council in February 2019. The Council's first contact with Marching Ants in respect to the proposal occurred through the development application submission process.*

In addition, with regard to the appeal decision which was to alter and create a wall barrier to help mitigate sound issues:

4. Will the residents have any input or any opportunity to object or comment on those changes?

**Response:**

*There is no statutory opportunity for residents to object to or comment on the Planning Permit which has been issued following the decision of the Resource Management and Planning Appeal Tribunal. The Council understands that the proponent intends to engage with surrounding residents concerning elements of the proposed development, however, this will be a matter for the proponent.*

5. Did a traffic management plan include the provision for recently approved developments such as the University of Tasmania parking space in the vicinity using the same street?

**Response:**

*The Traffic Impact Assessment was required to consider current surrounding land use.*

*The Traffic Impact Assessment determined that the traffic generated by the development is not expected to adversely impact the operation or safety of the existing road network. These conclusions are based upon modelling the existing intersection operation, reviewing crash data, and analysis of heavy vehicle movements on site.*

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**12.1.1 Councillors' Questions on Notice - Councillor T G Walker - Veolia Recycling Plant - Council Meeting - 25 February 2021 ...(Cont'd)**

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*The assessment by the Road Authority in respect to traffic determined that the proposed development is consistent with the Launceston Interim Planning Scheme 2015 acceptable solutions.*

*Traffic impacts were assessed early within the University of Tasmania relocation and as a result upgrades were undertaken in Forster Street by Department of State Growth. The works undertaken are based on supporting the current land use in Invermay and future growth at the University of Tasmania.*

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**12.1.2 Councillors' Question on Notice - Councillor A G Harris - Myrtle Park Camping and Recreation Ground - 2 March 2021****FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Council and Committees Officer)**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**QUESTIONS and RESPONSES:**

The following question, submitted in writing on 2 March 2021 by Councillor A G Harris, has been answered by Mr Shane Eberhardt (General Manager Infrastructure and Assets Network).

**Questions:**

1. Could you please provide a summary update on the current usage and associated income received from the Myrtle Park Camping and Recreation Ground since Council staff have been managing the site in December 2020 and also a summary of the indicative costs that have been incurred by Council during this time?

**Response:**

*Myrtle Park has been very popular under the camping only model for this summer; usage is up on that predicted, with a total number of nights at 1,610 as of 2 March 2021.*

*Revenue to date is \$32,000 compared to a forecast of \$27,000 (figures for up to end of season bookings; Easter period is fully booked).*

*This is based on the sites restricted to 20 in number due to COVID-19 and the very affordable \$20/site/night for up to 10 campers.*

*Expenditure is currently \$77,000 with commitments of \$42,000 and providing there is no unforeseen expenditure, the cost of operating the campground this season will be \$119,000.*

*The projected operating deficit for this season is \$87,000 which compares with the initial estimated deficit of \$71,000. The key difference comprises some unforeseen costs associated with providing drinking water and some minor repairs.*

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**12.1.2 Councillors' Question on Notice - Councillor A G Harris - Myrtle Park  
Camping and Recreation Ground - 2 March 2021 ...(Cont'd)**

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**ATTACHMENTS:**

1. Councillor's Questions on Notice - Councillor A G Harris - 2 March 2021

*Attachment 1 - Councillor's Questions on Notice - Councillor A G Harris - 2 March 2021*

**From:** Councillor Alan Harris <Alan.Harris@launceston.tas.gov.au>  
**Sent:** Tuesday, 2 March 2021 11:45 AM  
**To:** Michael Stretton <Michael.Stretton@launceston.tas.gov.au>  
**Subject:** Question on Notice - Myrtle Park Camping & Recreation Ground in 2020/21.

Good morning Michael,

Could you please provide a summary update on the current usage & associated income received from the Myrtle Park Camping & Recreation Ground since Council staff have been managing the site in December 2020 and also a summary of the indicative costs that have been incurred by Council during this time?

Regards,

**Alan Harris**  
Councillor

Phone 03 6323 3000, Mobile 0418 130 616  
alan.harris@launceston.tas.gov.au  
www.launceston.tas.gov.au

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**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 Heritage Advisory Committee Meeting - 18 February 2021****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Heritage Planner)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

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**DECISION STATEMENT:**

To receive and consider a report from the Heritage Advisory Committee Meeting held on 18 February 2021.

**RECOMMENDATION:**

That Council receives the report from the Heritage Advisory Committee Meeting held on 18 February 2021.

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**REPORT:**

The Heritage Advisory Committee, at its Meeting on 18 February 2021 discussed the following items:

**1. City Park Fountain**

Council's Public Space Project Officer attended the Meeting and provided the Committee with an update on the progress of investigations relating to restoration of the fountain. In November 2020, terracotta expert Nicola Ashurst inspected the fountain and made recommendations regarding its maintenance, conservation and restoration. Following this advice, an Expression of Interest process will be carried out requesting quotations for the recommended work. Once prices are received, a strategy will be developed for funding and carrying out the work.

**2. Heritage Planning Review**

- The Stage 1 work is still with the Tasmanian Planning Commission (TPC) awaiting formal advertising together with the rest of the new planning scheme.
  - Draft datasheets for Stage 2 and 3 Places are complete and ready for review in line with recent feedback from the TPC on Stage 1 documents.
  - Work on the Stage 4 Places consultancy, including priority nominations originally proposed for Stage 5 (Places outside of Precincts) has commenced.
-

**13.1 Heritage Advisory Committee Meeting - 18 February 2021 ...(Cont'd)**

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- Work on completion of the first heritage precincts following the Pilot has commenced. A local architect has been commissioned to review and complete the documents for the next six precincts and to consider options for management of the three precincts originally proposed to cover the inner city area.

**3. 2020 Heritage Snap! Awards**

Winners and commendations were announced at the COVID-19 safe event held Thursday, 19 November 2020.

**4. 2021 Heritage Awards and Open House**

Planning commenced for the 2021 Heritage Awards with a number of options discussed including possible alignment with the Launceston Open House and associated talks and events around Launceston's built environment and heritage.

**5. Community Representatives**

It was noted the two-year term for Committee membership had ended. At the November Council Meeting on 12 November 2020, both Councillor Hugh McKenzie and Councillor Tim Walker nominated to remain on the Committee as Council's representatives.

Letters will be forwarded to the organisations representatives and the positions for community representatives were advertised on 27 February 2021. A meeting has been scheduled for March to finalise both the organisation and community representatives. Following this Meeting a report will be prepared for Council to endorse the membership.

**6. Terms of Reference**

The Committee's current Terms of Reference were discussed and a number of changes suggested. These changes will be finalised at the meeting scheduled for March and following this Meeting a report will be prepared for Council to endorse the changes.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**13.1 Heritage Advisory Committee Meeting - 18 February 2021 ...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Area:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst - General Manager Community and Place Network**

**14 COUNCIL WORKSHOPS**

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

**14.1 Council Workshop Report**

**FILE NO:** SF4401

**AUTHOR:** 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 4 and 11 March 2021:

**Update on Albert Hall Renewal Project**

*Councillors were provided with an update on progress of the Albert Hall Renewal Project.*

**Draft Waste and Resource Recovery Bill 2021**

*Councillors were provided with an update on the Draft Waste and Recovery Resource Bill 2021 and the Tasmanian landfill levy and Container Deposit Scheme.*

**Tamar Estuary Management Taskforce**

*Councillors received an update on Tamar Estuary Management Taskforce activities including outcomes of their recent Meeting held on 23 February 2021.*

**Notice of Motions - Local Government Association of Tasmania Meeting**

*Councillors discussed Notice of Motions to be discussed at the Local Government Association of Tasmania's General Meeting to be held on 12 March 2021.*

**North East Rail Trail Update**

*Councillors received an update on the North East Rail Trail and the proposed use of the Lilydale Falls Reserve.*

**QVMAG Open Storage**

*Councillors discussed the QVMAG's initiation of a new project designed to bring the collections to the public in an innovative way.*

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

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**Tasmanian Jack Jumpers NBL Team**

*Councillors received a presentation from the Chief Executive Officer of the Tasmanian Jack Jumpers NBL Team.*

**TasPolice Introduction - Northern District Commander**

*Councillors heard from the newly appointed Northern District TasPolice Commander - Stuart Wilkinson.*

---

**REPORT:**

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

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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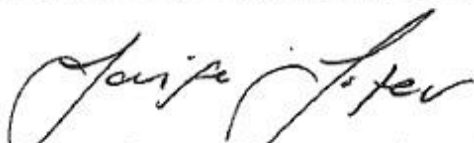
**14.1 Council Workshop Report ...(Cont'd)**

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**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 Special Event Sponsorship 2020/2021****FILE NO:** SF5892**AUTHOR:** Stephanie Berns (Grants and Sponsorship Officer)**GENERAL MANAGER:** Leanne Hurst (Community and Place Network)

---

**DECISION STATEMENT:**

To consider Special Event Sponsorship for The Basin Concert Event.

**PREVIOUS COUNCIL CONSIDERATION:**

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

**RECOMMENDATION:**

That Council approves the following Special Event Sponsorship Application to receive the recommended sponsorship amount of \$18,500 funded from the un-utilised funds remaining in the Major Event Sponsorship 2020/2021 budget.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Vibestown Productions Pty Ltd	The Basin Concert	81.5%	\$18,500	\$18,500	\$18,500
<b>Total</b>			<b>\$18,500</b>	<b>\$18,500</b>	<b>\$18,500</b>

---

**REPORT:**

The revamped and reimagined iconic Basin Concert festival (26-27 March 2021) will bring together an audience of young and old, catering for a variety of music tastes. Two huge days and nights of music and festive celebration. The re-imagined Vibestown event is set to provide something fresh for generations of festival lovers across the State and beyond, whilst paying homage to the long history of the event.

The Basin Concert was once known for holding the title of Australia's longest-running outdoor concert, spanning for more than 30 consecutive years having been established in 1970. After finishing in 1999, the event was revived briefly in 2015, but ended in 2016. Vibestown's aim is to bring those good times back to life.

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**16.1 Special Event Sponsorship 2020/2021 ...(Cont'd)**

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The Basin Concert promises to bring together an array of audiences, the best Australian music and great local food and beverages, in a true celebration of Launceston's picturesque Cataract Gorge. Across the weekend, a number of local and interstate musical acts will take to the stage performing as part of a vibrant and varied musical program. Attendees can expect a relaxed social atmosphere, some of Tasmania's best food vans and drink offerings and a chance to experience the iconic Cataract Gorge as a natural Amphitheatre filled with music. This historic event has played a key role in drawing locals and visitors to the heart of Launceston for many decades, which Vibestown is hoping to re-establish this tradition once again.

The event will be a family-friendly weekend catering to all ages and paying homage to the history of The Basin Concert through shared stories. Full lineup: Ball Park Music, Boo Seeka, Holy Holy, Kasey Chambers, Kim Churchill, Spacey Jane, Spiderbait, Thelma Plum, Bec Stevens, Carl Renshaw, In The Flowers, Medhanit, Slaughterhaus Surf Cult and The Holiday Collective.

**Assessment Criteria**

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

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

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

**Community Spirit** - Building community spirit, pride and a sense of place.

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

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

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

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

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

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**16.1 Special Event Sponsorship 2020/2021 ...(Cont'd)**

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**ECONOMIC IMPACT:**

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

**ENVIRONMENTAL IMPACT:**

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

**SOCIAL IMPACT:**

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

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

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.

**BUDGET & FINANCIAL ASPECTS:**

Event	Budget 2020/2021	Already Committed	Balance
<b>2020/2021 Special Event Sponsorship Budget</b>	<b>70,000</b>	<b>\$-150,000</b>	<b>\$-80,000</b>
<b>2020/2021 Major Events Sponsorship Budget</b>	<b>\$210,000</b>	<b>\$-70,000</b>	<b>\$140,000</b>
<b>Overall Remaining</b>			<b>\$60,000</b>
Less - The Basin Concert			\$-18,500
<b>2020/2021 Major Events Sponsorship Budget - Combined remaining funds</b>			<b>\$41,500</b>

---



**16.1 Special Event Sponsorship 2020/2021 ...(Cont'd)**

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Please note that these two budget items will remain underspent in 2020/2021.

It is also noted that funding commitments may be paid in future financial years.

The budget adjustment consideration of this item has been approved by the Chief Financial Officer (Organisational Services Network).

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Leanne Hurst - General Manager Community and Place Network**

**17 CREATIVE ARTS AND CULTURAL SERVICES NETWORK ITEMS**

**No Items have been identified as part of this Agenda**

**18 INFRASTRUCTURE AND ASSETS NETWORK ITEMS****18.1 Launceston Flood Authority Quarterly Report - October to December 2020****FILE NO:** SF4493**GENERAL MANAGER:** Shane Eberhardt (Infrastructure and Assets Network)

---

**DECISION STATEMENT:**

To receive the Launceston Flood Authority Quarterly Report - October to December 2020.

**RECOMMENDATION:**

That Council, in accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020*, receives the Launceston Flood Authority Quarterly Report, October to December 2020 (ECM Document Set ID 4498925).

---

**REPORT:**

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020*, the Authority must submit a quarterly report to the Council for the periods ending March, June, September and December.

The report for the period ending September 2020 provides an overview of the Launceston Flood Authority's operational activities, financial position and key priorities for the next quarter (Attachment 1).

**ECONOMIC IMPACT:**

The provision and continued maintenance of the Launceston flood levees has significant benefit to the broader community.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**18.1 Launceston Flood Authority Quarterly Report - October to December 2020  
...(Cont'd)**

---

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Shane Eberhardt - General Manager Infrastructure and Assets Network**

**ATTACHMENTS:**

1. Launceston Flood Authority Quarterly Report - October to December 2020
-

### ***Attachment 1 - Launceston Flood Authority Quarterly Report - October to December 2020***



### **Quarterly Report - October to December 2020**

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020* the Authority must submit a quarterly report to Council for the periods ending March, June, September and December.

This report is for the period ending December 2020.

#### ***Key priorities for the coming quarter***

- 2020/21 operational and capital budget
- Development of Budget forecasts for the next three years
- Develop a Flood Protection Asset Management Plan and long-term Financial Plan over the next calendar year.

#### ***Operational activities undertaken***

- Required inspections are progressing to plan including an annual levee inspection scheduled for March 2021 by five officers.
- Levee defects are being addressed through an improvement plan.
  - We recently repaired voids within and around one of the penstocks in Newstead. In relation to this, we are also working collaboratively with partners to clear the partially blocked outfall pipe from this penstock which runs under the railyards.
  - We identified minor leaking from vertical joints in some of the concrete panels along the Kings Wharf (Silo) Levee. Monitoring is underway.
- Flood emergency preparedness: We have a preferred location for a safe raised working platform to operate a high volume pump in Churchill Park. Detailed design will progress in this quarter and construction in the new financial year.
- Work to implement a new widened entrance to Riverbend Park is progressing to plan. This will result in replacement of the existing sliding floodgate with a new Bauer floodgate at Taroona Street. Demolition is almost complete and the approach slabs are under construction with completion expected by end of March 2021.

#### ***Financial Position***

- For the six months to 31 December 2020 operational grant revenue received of \$205,035 was in line with budget.
- Expenditure was also in line with budget except for Levee Management costs which were \$29,767 under spent; Sediment Management expenses \$5,849 underspent and depreciation which was \$62,244 better than budget. The favourable depreciation expense came from recently recognising the reusability of materials from existing earthen levees, effectively creating a residual value that does not need to be depreciated. The existing budget did not factor in this residual value.
- Insurance is showing a \$7,415 favourable variance, however, the Directors and Officers Liability Insurance policy is expected to be paid in February 2021.





## **Quarterly Report - October to December 2020**

- With regard to the Levee Management and Sediment Management project expenses it is planned to allocate \$60,000 from the Sediment Management project to Levee Management, as the Sediment Management budget is significantly underspent. \$40,000 has been allocated to the construction of a high volume pump (HVP) platform at Churchill Park (Invermay Levee), and \$20,000 to repairs on the railway stormwater pipe under the Newstead Levee.
- The LFA has committed \$42,058 to the TEMT Sediment Management Options Report, commissioning WMA Water to prepare a modelling report on the impacts of proposed sediment management measures on flooding.
- Overall to 31 December 2020 the LFA achieved a result \$116,661 better than budget.

### ***Sediment Management***

The health of the kanamaluka / Tamar Estuary is gaining prominence again as an issue, on the back of concerns from some elements of the business community, the rowing and yachting community, and the general public.

The more recent concerns centre around the issue of sediment management, including a perception of increasing sediment on the intertidal flats and a loss of navigation in the upper estuary after the raking program ceased in 2019.

Bathymetric surveys from 2012-2019 showed that the raking program led to a substantial loss of depth in the navigation channels, creating a smooth, flat floor in the upper estuary. Recent surveys completed by the LFA (April 2020 and October 2020) show a significant deepening of the channel as the estuary processes return to a state of dynamic equilibrium.

There is now a clearly defined navigation channel, and intertidal flats exposed at low tide. Much of the channel between Kings Bridge and Home Point is between 0.5-1.0m deeper, alleviating the navigation access experienced at low tide. At Town Point, the water is significantly deeper; up to 2m deeper in some sections. The intertidal flats at Home Point (Riverbend Park) and in the upper Yacht Basin are largely unchanged or slightly lower (up to 25cm).

In order to allow us to make informed decisions about sediment management into the future, the Tamar Estuary Management Taskforce is currently undertaking a scientifically robust, evidence-based evaluation of the wide range of sedimentation management options that have been proposed for the estuary. The review will also assess the relative costs of those options. The data gathered for this assessment will allow for a sensible community discussion on ways forward, and an improved understanding of what our goals should be when it comes to sediment management. The TEMT expect to complete this work in the first quarter of 2021.

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## Quarterly Report - October to December 2020





## **Quarterly Report - October to December 2020**

### ***Summary of performance***

The Authority held four Board meetings this year to consider reports relating to UTas, other developments and operational matters. The inspection and maintenance program of the flood protection infrastructure progressed as programmed, between City of Launceston's operations staff and suppliers.

Minor capital works as programmed, development of the Strategic Plan, Asset Management Plan, Long Term Financial Plan, and budget forecasts have been undertaken.

The Authority is now a member of the Tamar Estuary Management Taskforce (TEMT).

A handwritten signature in black ink, appearing to read "Greg Preece", with a long horizontal flourish extending to the right.

**Greg Preece**  
***Chairperson - Launceston Flood Authority***



## 19 ORGANISATIONAL SERVICES NETWORK ITEMS

### 19.1 Lease - Mowbray Indoor Sport 'N Skate Pty Ltd

**FILE NO:** SF2169/88970/88980

**AUTHOR:** Tricia De Leon-Hillier (Lease and Licencing Officer)

**GENERAL MANAGER:** Louise Foster (Organisational Services Network)

#### DECISION STATEMENT:

To consider leasing part of an area of land situated at 1C Georgetown Road, Newnham (PID 6693805) known as the Mowbray Indoor Sport 'N Skate.

*This decision requires an absolute majority of Council.*

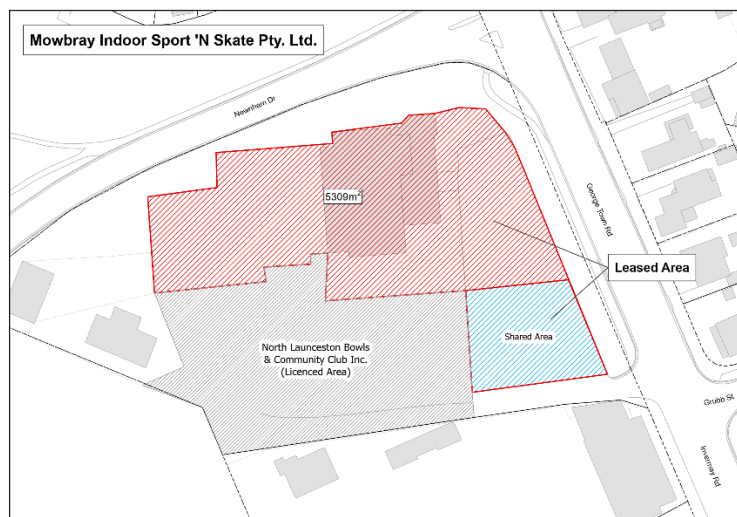
#### PREVIOUS COUNCIL CONSIDERATION:

Council - 14 June 2011 - Agenda Item 14.2 - Lease ex Mowbray Swimming Pool, 1C Georgetown Road Newnham

#### RECOMMENDATION:

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act 1993* (Tas):

1. leases a parcel of land situated at 1C Georgetown Road, Newnham (PID 6693805) to the current proprietor of the Mowbray Indoor Sport 'N Skate Pty Ltd as indicated on the plan below:



**19.1 Lease - Mowbray Indoor Sport 'N Skate Pty Ltd ...(Cont'd)**

---

2. authorises the Chief Executive Officer to enter into a formal lease under the following terms:
    - the term shall be two years commencing on 1 June 2021 or as determined by the Chief Executive Officer.
    - the lease amount shall be \$20,750 plus GST per annum.
    - tenant to be responsible for:
      - contents insurance;
      - energy costs;
      - volumetric and connection charges for water;
      - sewerage charges; and
      - and other service charges if any.
    - tenant shall continuously maintain:
      - any infrastructure or any infrastructure installed by the tenant or council in relation to the tenants occupation;
      - and keep clear all noxious growth from premises;
      - building in good and reasonable order; and
      - public liability insurance of at least \$20 million.
    - all remaining terms to be determined by the Chief Executive Officer.
    - any right, option or discretion exercisable by Council under the lease may be exercised by the Chief Executive Officer.
  3. Notes, for the avoidance of doubt, 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).
- 

**REPORT:**

The site previously known as the former Mowbray Swimming Pool has an AAV (assessed annual value) of \$73,890. The area to be leased is part of a large parcel of land situated at 1C Georgetown Road, Newnham that is approximately 5309m<sup>2</sup> which includes the building and car park site as outlined on the map. The map also includes a small area of the car park that has been shared between the North Launceston Bowls Club Inc. and Mowbray Sport 'N Skate Pty Ltd. It is recommended that this shared agreement continue.

The Council has leased an area of land at 1C Georgetown Road, Newnham to the current proprietor since the 1 June 2011 with the site known as the Mowbray Sport 'N Skate Pty Ltd. Their current rental charges is \$6,150 per annum.

---

**19.1 Lease - Mowbray Indoor Sport 'N Skate Pty Ltd ...(Cont'd)**

---

With their lease due to end on 30 May 2021 a valuation report (Attachment 1) dated 2 April 2020 recommends a market value rental of \$20,750 plus GST per annum. The tenant has requested a renewal of their lease with the same similar conditions as the current agreement. This includes the shared car parking space agreement between Mowbray Sport' N Skate Pty Ltd and the North Launceston Bowls and Community Club.

It is, therefore, recommended that Council grants a two year lease based on the market value of \$20,750 plus GST.

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

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

There is a positive social impact with this proposal by allowing the current proprietor to continue to provide an important recreational opportunity for Launceston.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

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

**BUDGET & FINANCIAL ASPECTS:**

Increased rental revenue.

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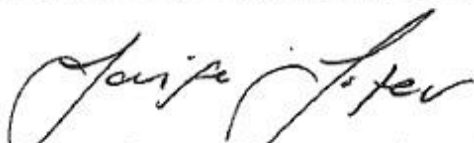
**19.1 Lease - Mowbray Indoor Sport 'N Skate Pty Ltd ...(Cont'd)**

---

**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**

**ATTACHMENTS:**

1. Valuation Report - 1C Georgetown Road, Newnham
-

***Attachment 1 - Valuation Report - 1C Georgetown Road, Newnham***



## PROPERTY REPORT AND VALUATION



1C George Town Road Newnham TAS 7248	
Client	City of Launceston Council
Current Owner	City of Launceston Council
Date of Valuation	19 March 2020
Our Reference	LG20/1404

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1C George Town Road,  
Newnham TAS 7248

LG Valuation Services Pty Ltd  
LG20/1404

### Executive Summary:

<b>Subject Property:</b>	1C George Town Road, Newnham TAS 7248
<b>Instructing Party:</b>	Tricia De Leon-Hillier, Lease & Licencing Officer Organisational Services Network, City of Launceston
<b>Purpose of Valuation:</b>	To assess the Market Rental Value and Market Value of the subject property for potential disposal purposes.
<b>Date of Request:</b>	18 March 2020
<b>Title:</b>	Volume 143014 Folio 1 (Part only)
<b>Registered Proprietor:</b>	Launceston City Council
<b>Property Description:</b>	<p>The subject of this valuation report comprises an older style, former municipal swimming pool building which has been converted to an indoor sporting centre, together with substantial front car park and vacant balance land.</p> <p>The Certificate of Title within which the subject property is contained, is also partially occupied as the site of the Newnham ambulance station. In accordance with our specific instructions from City of Launceston, the ambulance station and the land on which it is sited are excluded from this rental and market valuation report, which relates to the sports centre and surrounding land only (refer plan within the body of this report).</p>
<b>Land Area:</b>	Based on information provided to us by the Council, the land comprising the subject of this valuation report is approximately 10,584 square metres (subject to subdivision).
<b>Zoning Classification:</b>	"Recreation" under the Launceston Interim Planning Scheme 2015.
<b>Date of Inspection:</b>	19 March 2020
<b>Date of Valuation:</b>	19 March 2020
<b>Market Valuation:</b>	<b>\$425,000</b> (excl GST)
<b>Market Rental Valuation:</b>	<b>\$20,750 pa</b> Net (excl GST)

1C George Town Road, Newnham TAS 7248	LG Valuation Services Pty Ltd LG20/1404
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### Valuer Details:



Richard Carhart MRICS AAPI  
Certified Practising Valuer  
LG Valuation Services Pty Ltd  
Valuers and Local Government Specialists

2 April 2020

**Pecuniary Interest:** We confirm that the Valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Liability limited by a scheme approved under Professional Standards Legislation.

1C George Town Road,  
Newnham TAS 7248

LG Valuation Services Pty Ltd  
LG20/1404

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1C George Town Road, Newnham TAS 7248	LG Valuation Services Pty Ltd LG20/1404
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Definitions



1C George Town Road, Newnham TAS 7248	LG Valuation Services Pty Ltd LG20/1404
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## REPORT AND VALUATION

### Property Address:

1C George Town Road, Newnham TAS 7248

### Property Description:

The subject of this valuation comprises a former municipal swimming pool building dating from the early 1970's, which was converted to an indoor sports centre circa 2005 and which is primarily used as a skate rink and roller hockey venue. The subject property also includes a substantial front car park and an area of vacant undeveloped land.

### Tenure:

As at the date of this valuation, the sports centre building together with a portion of adjoining land to the west and car park at the front, is leased to a private company trading as Mowbray Indoor Sport 'n' Skate Pty Ltd.

### Title Details:

The land subject to this valuation is contained within Certificate of Title Volume 143014 Folio 1.

The subject land forms a part of this Title only, with the balance of the land comprising approximately 2,016 sqm towards the western boundary being specifically excluded from this report.

We have been instructed by City of Launceston Council to provide our valuation on the basis that the subject land is subdivided from the existing Title and accordingly is capable of separate sale in the general market. We advise that we have not been provided with a plan of subdivision for the subject land nor costings for completing such a subdivision. Our valuation has been predicated on the basis that all such subdivision works have been duly completed in line with all statutory requirements and complies with all local authority and Land Titles Office guidelines.

### Encumbrances:

The southern boundary of the site is subject to a Right of Way (burdening easement) appurtenant to the adjoining parcel of land to the south (Title 137221/1). There are two Drainage Easements to the western part of the subject land in favour of Launceston City Council.

Our perusal of the Title Folio and Plans did not reveal any other onerous easements or encumbrances relating to the subject land.

Our valuation has been assessed on the assumption that the property is not affected by any encroachments or other encumbrances. We have not searched with other Government or relevant entities to ascertain whether any other encumbrances exist over the subject property.

1C George Town Road,  
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### Identification Source:

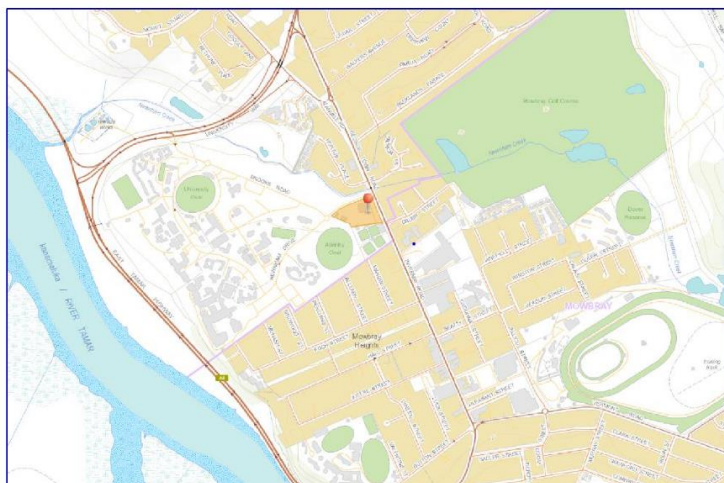
The property has been identified by reference to the Title Plans and Cadastral Map, as well as being confirmed from our visual on-site inspection.

### Location:

The property is located within the mixed use locality of Newnham, approximately 4 kilometres to the north of Launceston's CBD. The property has an extensive frontage to Invermay Road, which is the principal traffic thoroughfare traversing through Launceston's inner northern suburbs.

Properties in the immediate vicinity include the Newnham campus of the University of Tasmania, a bowls club, childcare centre, the ambulance station which shares the existing Title, and older style freestanding dwellings of a generally modest nature on the opposite side of Invermay Road.

### Location Map:



Source: theLIST [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) @ State of Tasmania

### Land Area:

We have deducted the land area of the ambulance station tenancy area from the total Title area to arrive at our estimation of the land area to be included for potential sale, in accordance with information received from the Council. The subject land area assessed within this valuation report includes the land occupied by the indoor sports centre together with vacant balance land and car park, as follows:

- Title Area (total as per existing Certificate of Title): 12,600 sqm
- Area of ambulance station site (approx.): -2,016 sqm
- Balance of land for sports centre ("as if" subdivided): 10,584 sqm

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### Access:

Vehicular access to the property is via a formed driveway directly off Invermay Road.

### Site Description and Topography:

The subject land has a shallow slope downwards from the southern boundary towards the northern boundary of the site.

There is an area of undeveloped land situated to the rear of the existing improvements. As at the date of valuation this area comprises a lightly grassed area only, which appears to offer reasonable potential for further development (subject to relevant approvals).

Overall, the property is considered to provide a good site contour which appears to be reasonably well suited to potential future redevelopment or refurbishment/upgrading of existing facilities (subject to planning and engineering requirements).

### Aerial Photograph:

The area of land which forms the subject of this valuation is highlighted in the aerial photograph Below (indicative only).



Source: theLIST [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) @ State of Tasmania

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## Zoning:

The land is zoned "Recreation" under the Launceston Interim Planning Scheme 2015.

The following are "Permitted" or "No Permit Required" Use Classes within this zoning classification: Natural and cultural values management; Passive recreation; Sports and recreation.

Various other uses are "Discretionary" under the current Planning Scheme, including the following: Community meeting and entertainment; Crematoria and cemeteries; Emergency services; Food services; General retail and hire; Tourist operation; Pleasure boat facility; Utilities; Visitor accommodation.

We are not aware of any planning overlays which relate directly to the subject property.

The following Zone Purpose Statements apply within this zoning classification:

1. To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
2. To provide for the amenity of residential uses on land adjoining the zone.

The property is presently used as an indoor sports centre, which is a permitted use under the current Planning Scheme.

We are not aware of any current approvals and/or applications affecting the property and have not conducted any local authority searches in this regard.

## Services:

Utility services connected to the property include electricity (standard and three phase), telephone, town water and sewerage.

## Improvements:

Existing improvements comprise a former municipal swimming pool building dating from the early 1970's, which was converted to an indoor sports centre circa 2005. We have been advised by the lessee during our site inspection that works were undertaken to cover the swimming pool and install a load bearing floor over steel beams during the mid-2000's.

In addition to the open plan sports arena which is primarily used as a skate and roller hockey rink, the building also incorporates a front lobby and reception area, change rooms and storage areas.

A brief overview of the existing building on the property is provided as follows:



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### Sports Centre:

Style:	Single level older style municipal building.	Condition:	Dated condition, basic internal fit-out.
Main Walls and Roof:	Concrete block and masonry brick, metal decking to roof.	Flooring/ Foundations:	Concrete
Main interior linings:	Masonry block; plaster	Interior Layout:	Irregular configuration providing limited flexibility; below average utility.
Accommodation:	Double doors to reception and seating area; open plan to clear span sports arena; male and female change rooms, toilets, showers and locker areas; two partitioned storage areas.		
Floor Area (Gross):	Approximately 1,047 sqm		



Front elevation



Rear elevation



Interior view – sports rink



Internal View (2)

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### Ancillary and Other Improvements:

Extensive bitumen sealed on-site car parking is provided to the front of the building.

Land to the rear of the improvements comprises vacant land only.



Car Park & Access Driveway



Vacant balance land

### Condition and Repair:

As outlined previously in this report, the property is understood to have originally been constructed during the early 1970's, and subsequently converted to its current use circa 2005. Commensurate with the construction era and use of the building, the overall standard of presentation and repair is below average for a facility of this type. Whilst our on-site observations did not indicate that the building was structurally unsound, the overall condition of the building is deteriorating in line with its age and presentation is basic.

Given the construction era of the building and the appearance of some materials, it was our observation that some internal linings may contain asbestos products. We note that an Asbestos Register is displayed at the premises which confirms the likely presence of asbestos products within the building fabric. On the basis that such materials are present, it is likely that any potential purchaser would factor in an allowance within their bid for capital costs which may be required for removal and subsequent remediation of the building.

The lessee has advised that building works were undertaken circa 2005 to cover the existing swimming pool with a new floor for the sports complex installed over steel beams. We were not able to observe these building works due to the floor coverings that have been installed over the concrete base. We have assumed for the purposes of this valuation that all building works have been completed to the requisite standards and have been approved by the relevant authorities for the current use of the property.

The roof of the building was replaced and re-sheeted circa 2015. During our inspection we noted that roof plumbing items including some guttering and flashing appeared to be in a poor condition and would benefit from upgrading/replacement.

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### Environmental Issues:

The valuation contained herein has been prepared without the benefit of any soil tests or other relevant environmental studies, and is predicated on the basis that the land is not contaminated and has a clear environmental status.

If subsequent enquiries indicate that this is not the case, then this may impact upon the market value of the land, and accordingly any resultant costs for remediation of the land should be clarified and this valuation returned to the valuer for further comment and potential revision.

### Occupancy Details:

As at the date of valuation the subject property is leased to a single tenant. A summary of current lease terms is provided below –

Lessor:	Launceston City Council
Lessee:	Alan Atkins trading as Mowbray Indoor Sport 'n' Skate Pty Ltd
Lease Term:	5 years + 5 years option
Commencement Date:	1 June 2011 (Current option from 1 Jun 2016)
Lease Expiry:	31 May 2021
Commencing Rental:	\$5,000 pa (excl GST)
Current Rent: (as advised by Council)	\$5,951.04 pa (excl GST)
Outgoings:	Lessee responsible for cleaning and maintenance of the buildings, grounds, areas and services in common; lessor responsible for statutory outgoings, structural maintenance and building insurance.
Rent Reviews:	Annual adjustments in line with change in the Consumer Price Index (All Groups Hobart) for the previous 12 months; review at option.
Permitted Use:	In-line skating rink, multi-purpose indoor sports area, kiosk, retail sales of sporting equipment, and closed functions for sporting groups which undertake sporting activities at the premises.

### Market Rental Considerations:

We are not aware of the leasing history of the property, however we make the observation that the current and commencing rental for the premises appears to be well below market parameters for a property of this size and type. This may be due to various factors, such as capital contributions to works previously undertaken to the premises by the lessee, or consideration of the social benefit to the local community of the ongoing operation of the facility in this location.

Notwithstanding the above, our instructions are to provide our assessment of the current rental value of the property on a market basis, and accordingly any external factors pertaining to the tenant or of benefits to the local community have been disregarded in arriving at our assessment of value.



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In arriving at our opinion of rental value, we have given consideration to rentals for properties sharing comparable characteristics in various locations both within and outside of the state. Notwithstanding this, we comment that the majority of such properties are considered superior to the subject property, with such premises tending to comprise modern units of more regular configuration, often having been purpose built, and of superior construction and design.

We have assessed the market rental on a net basis, which is exclusive of statutory charges including Council Rates, Land Tax, and Water & Sewerage. It is assumed that such statutory charges will be recovered separately from the lessee, or absorbed by the Council as lessor, which appears to be the case under the terms of the existing lease.

Our net rental calculations are set out below:

Tenancy Area	Description	Area	Market Rental Rate Net basis	Market Rent (per annum)
Sports rink	Main arena	680 m2	\$17.50 /m <sup>2</sup>	\$11,900
Amenities	Reception, locker rms, showers	225 m2	\$30.00 /m <sup>2</sup>	\$6,750
Storerooms	Gnd Flr	141 m2	\$15.00 /m <sup>2</sup>	\$2,115
<b>Total Assessed Rental:</b>		<b>1,046 m2</b>		<b>\$20,765</b>
<b>Rental (Net Basis - Rounded):</b>				<b>\$20,750</b>

### Valuation Considerations:

In assessing current market value parameters for the subject property, we have had regard to the particular characteristics of the subject property, which comprises a somewhat unique holding being a former municipal pool which has been converted to an indoor sports centre, and substantial curtilage land.

The property is currently leased albeit with a relatively short balance lease term of approximately 14 months. In our view the current (passing) rental is below market parameters, notwithstanding the level of rental achievable for the subject facility in the current market is likely to be limited, particularly by comparison with more modern facilities which tend to operate from purpose built or multi-purpose buildings of a light industrial nature.

In our view, given the age of the structure and the overall standard of presentation, the building is becoming obsolete and without significant capital outlay is likely to be approaching the end of its economic life. We note the likely presence of asbestos within the fabric of the building particularly to internal ceiling linings, which is likely to require removal or other remediation as part of any refurbishment works.

Notwithstanding the above, from our visual inspection the building appears to be sound structurally and likely to be capable of continuing the current use as an indoor skate rink albeit providing a basic standard of accommodation. On this basis, we consider that some level of income could be achieved from leasing of this area at least in the shorter to medium term, although such level of rent would need to be at a low level (circa +/- \$20 per square metre overall) to achieve market expectations.

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We also comment that the property would be likely be subject to a lengthy leasing up period if offered for lease in the general marketplace, particularly having regard to present difficulties with trading conditions as a result of the ongoing coronavirus health crisis, and the fact that such premises are not permitted to trade under current State and Federal Government guidelines.

In applying market rentals to the component parts of the subject property we have taken into account the following factors:

- Location within an established, mixed use precinct of Launceston's northern suburbs;
- Benefit of extensive street frontage to Invermay Road and signage opportunities;
- The centre comprises an older building of irregular internal configuration for which alternative uses are likely to be limited;
- The overall condition of the improvements is of a low standard, with some of the building components considered to be approaching the end of their economic life;
- Leasing market conditions are relatively weak at the present time, and are likely to deteriorate further given current concerns around the ongoing coronavirus pandemic and its potential impact on trading conditions for properties such as the subject into the future.

From a market disposal perspective, in our view the highest and best use of the property in the medium to longer term is as a redevelopment opportunity for all or part of the land given the prominent location within a mixed use inner urban area in proximity to the University campus.

Notwithstanding this, the current zoning of the property as "Recreation" is likely to limit alternative uses for the site to similar sporting or recreational uses, thus limiting the pool of potential purchasers for the site as a redevelopment opportunity and also potentially the price ultimately achievable for the property if openly marketed for sale.

Given the extensive road frontage and proximity to the intersection of George Town Road with Invermay Road, the site has good street exposure which would be likely to appeal to alternative operators including fast food outlet chains, retail showrooms and the like. Under the prevailing Planning Scheme development for such uses is "discretionary", with such uncertainty of gaining approval for such a scheme being likely to inhibit interest from that sector of the market in acquiring the site. On this basis we consider rezoning of the site to more commercially orientated uses may be of benefit in widening the appeal of the property if it was to be offered for sale in the general marketplace, subject to subdivision as described previously in this report.

In order to arrive at an accurate valuation of the site as a development opportunity, it would be necessary to conduct a full residual appraisal of the property subject to a proposed scheme. This would require an assessment of the gross realization of the proposed development subject to completion of all required construction works, and to then deduct the capital costs of developing the site, including preparatory and building works, holding costs and fees, and an allowance for developer's profit and risk. The balance amount would be indicative of the amount that a potential developer would consider paying to acquire the site in its existing condition.

At the present time we are not aware of any development schemes in the pipeline or known costs to proceed with redevelopment of the site. Accordingly, for the purposes of this assessment of current market value parameters for the property, it has been necessary to rely on direct comparison with

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other market transactions that are considered to have relevance to the characteristics of the subject property.

### Market Evidence:

In establishing applicable valuation parameters for the subject property we have examined market activity within the locality over recent years and have analysed relevant sales for comparison purposes. Having regard to the particular characteristics of the subject property, we comment that there are few sales of directly comparable development sites or parcels of land with similar improvements within this general locality within the past two years or thereabouts.

A selection of market sales transactions which are considered relevant in determining market parameters for the subject property are summarised below:

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<b>Property Address:</b>	1 Mann Street, Invermay
<b>Sale Price:</b>	\$390,000
<b>Sale Date:</b>	29 Nov 2018
<b>Site Area:</b>	582 sqm
<b>Building Area:</b>	428 sqm
<b>Zoning:</b>	Inner Residential

#### Comments:

The sale property comprises an older style brick building which is operated as a dance studio. The property was sold in a private off-market transaction.

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<b>Property Address:</b>	46 Remount Road, Mowbray
<b>Sale Price:</b>	\$600,000
<b>Sale Date:</b>	27 November 2018
<b>Site Area:</b>	1.546 Hectares
<b>Building Area:</b>	2,200 sqm (approx.)
<b>Zoning:</b>	General Industrial

#### Comments:

The property comprises a substantial regular shaped block of gently sloping land situated within an industrial precinct of north Launceston, in proximity to Mowbray racecourse and the municipal tip. The property was operated for many years as a sawmill and includes a number of purpose developed industrial buildings which reflect various states of repair and functionality, however overall are not considered to add significant value to the underlying land as a redevelopment opportunity.

The sale price reflects an overall rate of \$38.81 of improved land area. We have also analysed the sale price by apportioning a nominal rate of \$40 psm for the existing improvements, which reflects a rate of \$33.12 psm for the underlying land component.

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**Property Address:** 2/7-9 Wilmot Street, South Launceston  
**Sale Price:** \$720,000 (agreed sale - subject to contract)  
**Sale Date:** July 2019  
**Site Area:** 1,733 sqm  
**Building Area:** 1,120 sqm  
**Zoning:** General Industrial

**Comments:**

The property comprises an older style warehouse constructed circa late 1970's, located in an inner city industrial enclave of South Launceston. The property is configured to provide two tenancies however was sold on the basis of vacant possession of both areas. This locality is considered to be superior to the trading position of the subject property in north Launceston's inner northern suburbs.

Our apportionment of the sale price reflects an overall rate of around \$173 psm for the land and \$375 psm for the site improvements. Our sale analysis also reflects a market yield of around 9.2%.

**Property Address:** 23 Boral Road, Western Junction  
**Sale Price:** \$390,000  
**Sale Date:** 23 Nov 2017  
**Site Area:** 5,033 sqm  
**Building Area:** N/a  
**Zoning:** General Industrial

**Comments:**

The sale property comprises a regular shaped, level development site situated between established industrial properties in proximity to Launceston Airport. The land had been subject to planning approval for 4 warehouses notwithstanding this permit is understood to have expired as at the date of sale. Groundworks had commenced on site including part having been excavated for an industrial slab.

The sale price reflects an overall rate of \$77.50 psm of land area. The price achieved is considered to be at the upper end of the range of market parameters for vacant land in this locality, however this is considered to reflect physical attributes of the site; level contour, regular shape etc, and the fact that initial groundworks and relevant approvals had been commenced/obtained at the date of sale.

**Property Address:** 8 Venture Court, Invermay  
**Sale Price:** \$285,000  
**Sale Date:** 21 Sept 2018  
**Site Area:** 4,028 sqm  
**Building Area:** N/a  
**Zoning:** General Industrial

**Comments:**

The sale property comprises a parcel of vacant land which appears suitable for further development of an industrial nature. The property is situated in an established industrial precinct in the northern suburbs of Launceston. Our analysis of the sale price reflects an overall rate of around \$70 psm for the land.

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## Valuation Calculations:

We have arrived at our opinion of market value by adopting two methodologies to establish applicable market parameters for the property, these being the capitalisation basis having regard to the existing use as an indoor sports complex albeit of an older style and basic standard, and secondly on a direct comparison approach on an overall rate per square metre basis for the land as a potential redevelopment site, having regard to the existing improvements on the land.

The two approaches to our assessment of market value are summarised as follows.

## Capitalisation Approach:

The capitalisation approach examines the potential net income that could be derived from the property on market terms, which is then capitalized at an appropriate rate to reflect the risk profile of the property and prevailing market conditions at the date of valuation. This approach is modelled to reflect the investors' view of the property having regard to market conditions and the investment profile of the asset.

In determining an appropriate capitalisation rate to be adopted in respect of the subject property, we have given consideration to sales of comparable properties in the locality and wider region, and made adjustments for similarity and points of difference with the subject.

Having regard to prevailing market conditions and the attributes and detracting features of the subject property, we have adopted a capitalisation rate of 6.5% for the subject.

Final adjustments have been made to the core capitalised value to reflect positive aspects including surplus land to the rear of the existing improvements, and negative aspects to cash flow including leasing up period (partially offset by continued rental income) and leasing/marketing fees.

Our valuation calculations on a capitalisation basis are summarised below.

Valuation Calculations:			
Market Rental (Net)			\$20,750
Adopted Capitalisation Rate		6.50%	
Core Capitalised Value:			\$319,231
Capital Adjustments:			
	Balance/surplus land	\$100,000	
	Loss of Rent during Lease up Period	-\$14,799	
	Agents fees / advertising	-\$8,400	
Total Capital Adjustments			\$76,801
Assessed Market Value			\$396,032
Rounded for Valuation Purposes			\$400,000



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### Direct Comparison Approach:

Having regard to the available sales evidence, prevailing market conditions, and the particular attributes and detracting features of the subject property, we consider an appropriate range for the subject land would be between \$30 and \$35 per square metre.

We have attributed a limited amount for additional value to the underlying land value to reflect the existing improvements. Whilst this building may ultimately be demolished or subjected to comprehensive refurbishment as part of any redevelopment scheme, it is also capable of continuing to provide a holding income pending preparation of any redevelopment plans for the property.

Whilst we have had regard to the potential presence of asbestos products within this building, we do not have the appropriate expertise to quantify the potential costs for removal and remediation. We reserve the right to review our valuation should costings for removal be provided in the future by a suitably qualified expert.

Land Description	Land Area	Value Range	\$/sqm Land	Total Value
<b>"As If" Subdivided</b>				
Developable Land	9,824 m2	High	30.00	\$294,720
	9,824 m2	Low	35.00	\$343,840
Core Land Value			32.50	\$319,280
Adjust for:				
Encumbered Land (RoW)	760 m2	50%	16.25	\$12,350
Existing Buildings	1,047 m2		90.00	\$94,230
Total Land Value				\$425,860
Rounded for Valuation Purposes				<b>\$425,000</b>

### Market Value Conclusion:

In arriving at our assessment of market value for the subject property, we have relied upon the above valuation approaches being the capitalisation of net income approach and the summation of land and improvements (direct comparison) approach.

It is noted that the valuation figures derived from the respective methodologies are generally supportive of one another within a relatively narrow tolerance. Notwithstanding this, we have attached greater weight to our valuation on a summation of land and building basis given the more limited appeal of the property as an investment opportunity.

Based on the available market evidence and the comments and qualifications contained within this report, we have assessed the following value for the subject property on a market basis.

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## Valuation:

The market value of the property ("as if" subdivided) is assessed at:

**\$425,000**

**(Four Hundred & Twenty Five Thousand Dollars)**

The market (net) rental value of the property is assessed at:

**\$20,750 pa**

**(Twenty Thousand Seven Hundred & Fifty Dollars)**

The above valuation/s are net or exclusive of any GST which may be payable.

This property was inspected and valued by Richard Carhart, Certified Practising Valuer, for LG Valuation Services Pty Ltd.



Richard Carhart MRICS, AAPI  
Certified Practising Valuer  
LG Valuation Services Pty Ltd  
Valuers and Local Government Specialists

2 April 2020

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## Definitions

### Compliance:

Our valuation has been prepared in accordance with the Australian Property Institute Practice Standards and Guidance Notes.

### Market Change:

Due to the possible changes in market forces and circumstances in relation to the subject property, the report can only be regarded as representing our opinion of the value of the property as at the Date of Valuation.

### Coronavirus Disease 2020 (COVID-19)

The coronavirus (COVID-19) is currently disrupting world economies and while clear property impacts at a local level are not yet observable, it is prudent to acknowledge this situation and continue to monitor on an ongoing basis. The International Monetary Fund is forecasting a global recession for 2020 and most Australian economists are predicting that Australia will also succumb to recession domestically, despite recent Government stimulus efforts designed to support the economy and employment.

Whilst the current observable market trajectory has been seemingly steady to this point, caution is necessary given that most property classes have benefited from a prolonged cyclical upswing in levels of value. In terms of cyclical positioning, the market is now generally viewed as being at or near the 'top of cycle'. There are additional economic challenges emerging in the market which have the potential to create significant downward pressure on market values. These challenges include the availability of property finance, headwinds facing the broader property market, very low inflation and a current environment characterised by increasing unemployment and concerning government budgetary positions and economic forecasts.

Official interest rates have moved from 1.50% post the Federal Election in May 2019 to 0.25% in March 2020 leaving the Federal Reserve little room to provide any additional relief to Mortgage holders. Clearly the sooner the current health crisis is resolved the better it will be for all notwithstanding there is no firm view at this stage from economists and health professionals of the likely longevity before the crisis abates. If it continues over an extended period then the potential exists for the social and economic impact to be profoundly negative.

### Reliance on Valuation:

We do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of the Period of Valuation Reliance identified below, from the Date of Valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.



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### Currency of Valuation:

This valuation is current as at the Date of Valuation only.

### Period of Valuation Reliance:

The Period of Valuation Reliance for this report is 3 months. Without limiting the generality of the above, we do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of three months from the date of the valuation.

### Asbestos Comment:

During our inspection, the valuer observed the likely presence of asbestos products, notably within the internal ceiling lining materials although other instances of the use of such products may also be present elsewhere within the fabric of the building. We have not been advised of potential costs for removal and remediation of such products.

Our valuation takes into account the likely presence of asbestos material within the fabric of the building, however does not attempt to quantify the potential costs for removal and remediation. We reserve the right to review our valuation should costings for removal be provided in the future by a suitably qualified expert. Should unstable asbestos be identified our valuation would require reassessment.

### Environmental Issues:

This valuation has been assessed on the assumption that the property is free from elevated levels of contaminants and is not impacted by any environmental issues that may affect the marketability and/or value of the property. It should be noted that such environmental matters are outside our area of expertise and that the valuation contained herein has been prepared without the benefit of soil tests or external environmental impact reports.

Should any environmental issues subsequently become apparent that may impact on the marketability and/or value of the property then this valuation is not to be relied upon and the report should be returned to the valuer for review and potential revision.

### Valuation "as if" Subdivided:

In accordance with our specific instructions from Council, we have assessed our valuation of the property for potential disposal purposes on the basis that the property is subdivided and that the portion to potentially be sold contains the indoor sports centre building, car park and curtilage/apron land only. The ambulance station and the land on which it is sited are specifically excluded from this rental and market valuation report (refer plan within the body of this report).

We do not provide any advice or comment as to whether such a subdivision of the land would be permitted under the current Planning Scheme, nor have we taken into account any costs in providing such an outcome in assessing our valuation, with these matters falling outside of the scope of this report.

**19.2 Local Government Association of Tasmania General Meeting - 12 March 2021****FILE NO:** SF0331/SF2217**AUTHOR:** Anthea Rooney (Council and Committees Officer)**GENERAL MANAGER:** Louise Foster (Organisational Services Network)**DECISION STATEMENT:**

To provide voting direction to the Council's delegate for the items listed for decision at the Local Government Association of Tasmania General to be held on 12 March 2021.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 4 March 2021 - Items for Discussion/Decision at LGAT General Meeting - 12 March 2021

**RECOMMENDATION:**

That, in respect of the items listed for decision at the Local Government Association of Tasmania's General Meeting on 12 March 2021, Council directs the Council's delegate to vote as follows:

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
1.1	5	<b>Confirmation of Minutes</b> <b>Decision Sought:</b> <i>That the Minutes of the General Meeting held on 3 December 2020, as circulated, be confirmed.</i>	LGAT	<b>Recommendation:</b> <i>Accept</i>
1.2	5	<b>Business Arising</b> <b>Decision Sought:</b> <i>That Members note the information.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
1.3	6	<b>Confirmation of Agenda</b> <b>Decision Sought:</b> <i>That consideration be given to the Agenda Items and the order of business.</i>	LGAT	<b>Recommendation:</b> <i>For Council Delegate</i>
1.4	6	<b>Follow Up Motions</b> <b>Decision Sought:</b> <i>That Members note the following report.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>

### 19.2 Local Government Association of Tasmania General Meeting - 12 March 2021 ...(Cont'd)

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
1.5	6	<b>President's Report</b> <b>Decision Sought:</b> <i>That the Meeting notes the Report on the President's Activities from 3 December 2020 to 26 February 2021.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
1.6	7	<b>Chief Executive Officer's Report</b> <b>Decision Sought:</b> <i>That Members note the report on the CEO's activity from 3 December 2020 to 26 February 2021.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
1.7	8	<b>Council Round Ups</b> <b>Decision Sought:</b> <i>That Members determine who will present briefings at the next Meeting.</i>	LGAT	<b>Recommendation:</b> <i>For Council Delegate</i>
2.1	9	<b>Independent Living Units</b> <b>Decision Sought:</b> <i>That Members note a late paper will be provided once a formal response has been received from the State Government.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
2.2	10	<b>MOTION - Council as a Planning Authority</b> <b>Decision Sought:</b> <i>That the LGAT investigate the level of support among Tasmanian councils and identify the relevant considerations and options to propose an amendment of the Land Use Planning and Approvals Act 1993 to:</i> <i>(a) delete the mandatory requirement for a council to act as a planning authority for purposes of determining an application for a permit to use or develop land within its municipal area; and</i>	Burnie City Council	<b>Recommendation:</b> <i>NOT Supported</i>  <i>Leanne Hurst</i> <i>(General Manager Community and Place Network)</i>  Local representation and decision making in planning matters is a vital component of the State's Planning system and it is considered necessary that it continue. Elected members best understand the areas that they represent and are able to reflect this knowledge and understanding to achieve authentic land use planning decision making.

## 19.2 Local Government Association of Tasmania General Meeting - 12 March 2021 ...(Cont'd)

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
		<i>(b) provide as an alternative, the establishment of an independent development assessment panel to determine a permit application.</i>		The establishment of independent development assessment panels will lack the local knowledge and understanding which is critical to land use planning decision making. The establishment of such panels also serves the very real risk that the local government planning process will become overly complex and legalistic which would make it more difficult to participate in, as opposed to the current approach which invites public participation in decision making.
2.3	15	<b>MOTION - Future Gaming Legislation Exposure Draft</b> <b>Decision Sought:</b> <i>That Local Government calls on the Tasmanian Government to honour the commitment (given at the Premier's Local Government Council on 6 November 2019) for a five-week consultation period on the draft legislation to amend the Gaming Control Act 1993 to give effect to the Future Gaming Market Policy, when released.</i>	Glenorchy City Council	<b>Recommendation:</b> <i>Support</i>  <i>Louise Foster</i> <i>(General Manager Organisational Services Network)</i>  It is recommended that the City of Launceston support the call on the Tasmanian Government to honour the commitment (given at the Premier's Local Government Council on 6 November 2019) for a five-week consultation period on the draft legislation to amend the <i>Gaming Control Act 1993</i> to give effect to the Future Gaming Market Policy, when released.  It is important for local government to have the time to understand the proposed changes and possible impact on their communities.

### 19.2 Local Government Association of Tasmania General Meeting - 12 March 2021 ...(Cont'd)

Ag Item	Pg. No	Items for Decision	Submitting Body	City of Launceston Comment
2.4	17	<b>MOTION - Deferral of Draft Future Gaming Bill</b> <b>Decision Sought:</b> <i>That the Tasmanian Government defers the release of the legislation to amend the Gaming Control Act 1993 to give effect to the Future Gaming Market Policy for consultation until the latest information relating to gambling in Tasmania is made available, including:</i> <i>(a) The release of the fifth Social and Economic Impact Study; and</i> <i>(b) Social and economic modelling used to develop the Future of Gaming in Tasmania policy.</i>	Glenorchy City Council	<b>Recommendation:</b> <i>Support</i>  <i>Louise Foster</i> <i>(General Manager Organisational Services Network)</i>  It is recommended that the City of Launceston support the motion seeking that the Tasmanian Government defers the release of the legislation to amend the <i>Gaming Control Act 1993</i> to give effect to the Future Gaming Market Policy for consultation until the latest information relating to gambling in Tasmania is made available, including: (a) The release of the fifth Social and Economic Impact Study; and (b) Social and economic modelling used to develop the Future of Gaming in Tasmania policy.
4.1	19	<b>Waste and Resource Recovery</b> <b>Decision Sought:</b> <i>That Members note the report on waste and resource recovery.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.2	20	<b>Review of the Local Government Act</b> <b>Decision Sought:</b> <i>That Members note the update on the review of the Local Government Act.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.3	21	<b>Staff Budget Submission</b> <b>Decision Sought:</b> <i>That Members note the key priorities proposed for the LGAT State Budget submission.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>

## 19.2 Local Government Association of Tasmania General Meeting - 12 March 2021 ...(Cont'd)

4.4	23	<b>Emergency Management Update</b> <b>Decision Sought:</b> <i>That Members note the update on Emergency Management.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.5	25	<b>Local Government Climate Change Survey</b> <b>Decision Sought:</b> <i>That Members note the results of the Local Government Climate Change Survey and next steps in planning to support the sector in responding to climate change.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.6	27	<b>Community Health and Wellbeing Project</b> <b>Decision Sought:</b> <i>That Members note the report on the Local Government Health and Wellbeing Project.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.7	28	<b>LGAT Procurement</b> <b>Decision Sought:</b> <i>That Members note the following update on procurement support for councils.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.8	30	<b>LGAT Communications Update</b> <b>Decision Sought:</b> <i>That Members note the update on changes to LGAT Member communications and the proposal regarding a shared costs model for media monitoring.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.9	32	<b>LGAT Performance and Improvement Survey</b> <b>Decision Sought:</b> <i>That Members participate in the LGAT Performance and Improvement Survey.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>

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**19.2 Local Government Association of Tasmania General Meeting - 12 March 2021  
...(Cont'd)**

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4.10	34	<b>LGAT Events Update</b> <b>Decision Sought:</b> <i>That Members note the report and update on LGAT events.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.11	37	<b>Policy Updates</b> <b>Decision Sought:</b> <i>That Members note the policy updates which provide a brief overview on a range of matters.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>
4.12	38	<b>LGAT Annual Plan</b> <b>Decision Sought:</b> <i>That Members note the report against the Annual Plan.</i>	LGAT	<b>Recommendation:</b> <i>Noted</i>

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**REPORT:**

A Local Government Association of Tasmania (LGAT) General Meeting will be held on 12 March 2021 (Attachment 1). An outline of the General Meeting's Agenda Items, with recommended voting direction for consideration of Councillors, is included in this report's Recommendation. The Minutes of the General Meeting held on 3 December 2020 and other Attachments to the Agenda for the General Meeting on 12 March 2021 are included in Attachment 1.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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**19.2 Local Government Association Of Tasmania General Meeting - 12 March 2021  
...(Cont'd)**

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**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.


**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



Michael Stretton - Chief Executive Officer

**ATTACHMENTS:**

1. Local Government Association of Tasmania - General Meeting Agenda - 12 March 2021; General Meeting Minutes - 3 December 2020 and Attachments - General Meeting - 12 March 2021 (*electronically distributed*)
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**20 CHIEF EXECUTIVE OFFICER NETWORK ITEMS****20.1 Consultancy Register 2015/2016 - 2019/2020****FILE NO:** SF7226**CHIEF EXECUTIVE OFFICER:** Michael Stretton

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**DECISION STATEMENT:**

To note the City of Launceston consultancy register 2015/2016 - 2019/2020.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 25 February 2021 - Cconsultancy Register 2015-2016 - 2019/2020

**RECOMMENDATION:**

That Council notes the consultancy register 2015/2016 - 2019/2020 (ECM Doc Set ID Reference 4505162).

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**REPORT:**

In recent years there has been increasing public interest in the level of the Council's expenditure on consultants.

In a nutshell, consultants provide expert opinions, analysis, recommendations and/or service to the Council, based on their own qualifications and expertise.

Consultants are used by the Council to complete work when it either does not have the necessary level of expertise on staff, does not have the necessary resource capacity, or where a level of independence is required for a particular service.

While the expenditure has been reported to the community in the Council's Annual Reports each year, it has not been possible to provide a consolidated register of consultancies as they are spread across the Council's chart of accounts in specific line items, operational projects and capital projects. However, given recent public interest, the Council has undertaken a review of its line items, operational projects and capital projects to develop a consolidated consultancy register for the last five years (Attachment 1).

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### 20.1 Consultancy Register 2015/2016 - 2019/2020 ...(Cont'd)

Whilst every effort has been made to ensure completeness of the consultancy register, it has been compiled through an exhaustive manual process and accordingly there is a possibility that consultancies have been mistakenly excluded from the register. The Council will continue to refine this register in future years to reduce any margin of error in the information reported. Additionally, the register does not include any consultancies engaged in the 2020/2021 financial year. These consultancies will be added to the register at the conclusion of the financial year.

The register identified that the Council spent between 0.28% and 0.71% of its total annual expenditure on consultancies in the last five years. This is illustrated in the following table:

	Consultancy Expenditure	Total Council Expenditure	%
2019/2020	\$679,700	\$133,862,000	0.51
2018/2019	\$315,066	\$109,730,000	0.28
2017/2018	\$768,316	\$107,376,000	0.71
20/16/2017	\$496,813	\$107,453,000	0.46
2015/2016	\$484,051	\$98,917,000	0.48

The Council has decided to report the consultancy register to the public in the interests of achieving greater transparency and clarity in respect to the level of expenditure on consultants each year.

#### ECONOMIC IMPACT:

Not considered relevant to this report.

#### ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

#### SOCIAL IMPACT:

Not considered relevant to this report.

**20.1 Consultancy Register 2015/2016 - 2019/2020 ...(Cont'd)**

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**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.

**BUDGET & FINANCIAL ASPECTS:**

Considered within 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.



Michael Stretton - Chief Executive Officer

**ATTACHMENTS:**

1. City of Launceston Consultancy Register 2015/2016 - 2019/2020
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**Attachment 1 - City of Launceston Consultancy Register 2015/2016 - 2019/2020****CITY OF LAUNCESTON CONSULTANCY DATA 2015/16 - 2019/20**

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
<b>2019/2020</b>					
26/06/2020	UNIVERSITY OF TASMANIA (UTAS)	Funding towards climate change ARC linkage project	In process	\$ 25,000	ISD
25/06/2020	BMT WBM PTY LTD	North and South Esk rivers flood modelling and mapping update	Work received and released to the public as North and South Esk Rivers Flood Modelling Update Volume 1 and Volume 2	\$107,094	ISD
25/06/2020	JMG - JOHNSTONE MCGEE & GANDY PTY LTD	Flood response plans	Plans developed	\$ 28,125	ISD
17/06/2020	FOR THE PEOPLE	Explore initial creative expression, develop creative direction and evaluate stakeholder feedback. Planning and set up, research and engagement with various stakeholders.	Launceston Branding Work - Phase 1 & 2 Delivered	\$ 82,125	DSD
12/06/2020	TOWN TEAM MOVEMENT T/AS THE PLACE TEAM	Work on Neighbourhood Leadership Program	Part of the 'My Place, My Future' Plan actions. One of the identified actions in the plan was to develop a business case for a Grass Roots Leadership Program. Town Team Movement are to help deliver this goal	\$ 5,500	DSD
31/05/2020	WSP AUSTRALIA PTY LTD	Car Park Engagement Strategy	Creative Industries development, public realm and bus interchange engagement received	\$ 39,700	ISD
31/05/2020	GHD PTY LTD	South Prospect transport study	GHD completed report which assessed the impact of the preliminary proposal and determined development potential and transport issues	\$ 11,400	ISD
29/04/2020	AK CONSULTANTS (ASTRID KETELAAR PTY LTD)	Detention dam audits leading to inspections of high risk dams	Audits completed	\$ 53,000	ISD
3/04/2020	MESH LIVABLE URBAN COMMUNITIES PTY LTD	Relbia review & feasibility study	Study received	\$ 13,883	DSD
29/03/2020	GHD PTY LTD	Audit of City of Launceston's Greenhouse Gas Emissions	Audit Completed	\$ 21,900	ISD
6/03/2020	WMA WATER PTY LTD	Lilydale Flood Study	Draft report received. This report will inform future decisions around flood management, including development of flood mitigation measures and a flood planning framework.	\$ 34,370	ISD
7/02/2020	WSP AUSTRALIA PTY LTD	Car Parking Strategy	Forms part of the Transport Strategy work which is currently being undertaken.	\$ 27,382	ISD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
6/01/2020	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	To explore the option of additional student accommodation as part of the Birchalls/ Paterson Street Car Park redevelopment	Possible costings received.	\$ 2,751	GSD
19/12/2019	EXCELLENT OUTCOMES	People and culture compilation of draft strategy	Work relating to the Organisational Alignment Project	\$ 1,200	CSN
5/12/2019	BELER SAFETY & HEALTH	Safety consultant - WHS Management System Framework	Development and implementation of a Safety Management System Framework that outlines the systems and processes for managing Work Health and Safety Legislative and Business requirements.	\$ 8,385	CSN
26/11/2019	MESH LIVABLE URBAN COMMUNITIES PTY LTD	Strathroy master planning & Framework Plan	Framework Plan developed and implemented	\$ 26,456	DSD
31/10/2019	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	To provide strategic advice on the Mowbray Strategy Project	Works have only recently started in relation to this.	\$ 9,500	DSD
14/10/2019	MERCER (AUSTRALIA) PTY LTD	Role evaluation & remuneration benchmarking	Advice for General Manager Positions received to assist with restructure	\$ 8,700	CSN
9/10/2019	BELER SAFETY & HEALTH	Safety consultant - Incident Management and Investigation	Development and implementation systems and processes for the effective investigation of all incidents.	\$ 3,540	CSN
4/09/2019	RED SUSTAINABILITY CONSULTANTS	Sustainable Transport Opportunities Project	Report exploring evidence based and realistic opportunities for the development of more sustainable transport outcomes across our own operations, sites and workforce. The finalised report is yet to be received - draft has been received	\$ 29,272	ISD
30/08/2019	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Feasibility & Acquisition Strategy Report for the Launceston Bus Interchange project	Report received and acted upon.	\$ 3,500	GSD
23/08/2019	NORTH BARKER ECOSYSTEM SERVICES	Strathroy - Natural values assessment/ habitat assessment	Assessment completed of Kate Reed, Strathroy and Tallentyne. Provided a better understanding of the environmental and natural values on these sites, and any impacts future development may have.	\$ 2,845	DSD
31/07/2019	CAPIRE CONSULTING GROUP PTY LTD	Community engagement specialist services	Tomorrow Together project management	\$105,806	ISD
25/07/2019	SOUTHERN ARCHAEOLOGY	Excavation - Archaeological for Kings Meadows Convict Station	Archaeological report received and published. Excavation works complete	\$ 15,950	DSD
15/07/2019	DESTINATION THINK! AUSTRALIA PTY LTD	Place DNA & Brand Framework	Place DNA work and research received	\$ 2,315	DSD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
19/06/2019	ARRB GROUP LTD	Review of Residential Parking Permit Policy	Draft report received	\$ 10,000	ISD
<b>2019/2020 Total Consultancy Cost:</b>				<b>\$679,700</b>	
<b>2018/2019</b>					
30/06/2019	COLIN JAMES	Development of Cultural Strategy	Cultural Strategy drafted for consultation.	\$ 4,800	CACS
30/06/2019	RICE WARNER PTY LTD	2018/19 Actuarial Advice & Calculation	2018/2019 Actuary report for Defined Benefits Superannuation Fund	\$ 11,500	CSD
30/06/2019	DEPARTMENT OF STATE GROWTH	Albert Hall future development options report and business case	The report provides options for the future development of Albert hall and was considered by the Council. The report was the basis for the 2019 election commitment of \$7M for the refurbishment of Albert Hall	\$ 60,000	FMD
30/06/2019	GHD PTY LTD	June 2019 EOM Receipts	Completion of Assessment and reporting on Development applications.	\$ 4,704	DSD
31/05/2019	S2S CONSULTING	Workplace Assessment (Royal Park Collections & Research).	Investigation report and findings received.	\$ 11,269	CACS
24/05/2019	GOANNA ENERGY CONSULTING PTY LTD	Carry out electricity tender	Energy Project conversions from Gas to Electricity and solar	\$ 11,850	FMD
24/05/2019	GHD PTY LTD	Planning Advice	Advice provided on three development applications. DA0674/2018 - construction of turf practice wickets and associated structures (UTAS). DA0138/2019 - UTAS stadium Resurfacing. DA0146/2019 - Riverbend park	\$ 9,440	DSD
24/05/2019	GOANNA ENERGY CONSULTING PTY LTD	Consultant - Run Electricity Tender	Advice for Electricity Tender received and tender placed.	\$ 7,900	FMD
16/05/2019	DESTINATION THINK! AUSTRALIA PTY LTD	Place DNA Brand Framework	Framework Developed	\$ 25,883	DSD
10/05/2019	KPMG	Fuel Tax Credit review	Fuel Tax Credit Review Completed	\$ 4,578	CSD
7/05/2019	LOUISE THRUSH	Graphic Design, Changes to Artwork	Work completed for the QVMAG Arts Foundation - changes made to artwork for the Masterpieces Program	\$ 525	CACS
30/04/2019	WARREN & MAHONEY ARCHITECTS AUSTRALIA PT	Concept design work for CH Smith	Carpark study received	\$ 4,950	FMD
30/04/2019	PAUL ARNOLD CONSULTING	Review of Launceston Flood Authority	Review completed and recommendations endorsed by the Council	\$ 5,675	ISD
26/04/2019	GHD PTY LTD	Planning Advice	Advice on DA0138/2019, DA0146/2019 and project planning reviews.	\$ 5,400	DSD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
26/04/2019	KPMG	Procurement process for lease and operation of the First Basin Cafe and Cataract Gorge Restaurant	Evaluation Reports for the First Basin Café and Commercial Lease of Cataract Gorge Restaurant received and recommendations enacted	\$ 12,420	ISD
24/04/2019	GHD PTY LTD	Site Inspection and assessment of beam defect - RACT Stand UTAS Stadium	Report provided and acted upon	\$ 20,812	FMD
11/04/2019	REGINALD JOHN HOWARD	Valuation & Depreciation of Building Assets Project	Report received and recommendations acted upon	\$ 6,332	CSD
29/03/2019	PAUL DAVIES PTY LTD	Heritage consultancy	Launceston Heritage Consultancy for the Fragrance Hotel assessment and advice	\$ 6,611	DSD
12/02/2019	ROBYN ARCHER	Development of Cultural Strategy	Two days of consultancy to direct the Council's Cultural Strategy	\$ 3,000	GSD
31/01/2019	KPMG	Kerbside Waste Collection Preparation	The Kerbside collection contract was publicly tendered and awarded following report recommendations.	\$ 28,157	ISD
9/01/2019	JEFFREY WOLINSKI	Greater Launceston Plan Review	facilitated a half day workshop and provided a scoping report on the Greater Launceston Plan review process	\$ 3,683	GSD
21/12/2018	FONT PUBLIC RELATIONS - (BEYOND PR)	Preparation of a communications strategy	Communications and Education Strategy for release of revised flood modelling and mapping, including stormwater management plans	\$ 16,300	ISD
31/10/2018	6TY PTY LTD	DA0247/2018 - 62 Legges Cres application assessment	Assessment completed	\$ 2,080	DSD
31/10/2018	6TY PTY LTD	DA0419/2018 - 34 Bourke Street application assessment	Assessment completed	\$ 1,625	DSD
31/10/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Business Case for Major Projects	Report considered by the Council and the recommendations were enacted	\$ 17,910	ISD
23/10/2018	PITT & SHERRY BUILDING SURVEYING	Professional Fees Associated with the structural engineering inspection and report of 25 and 27 Benvenue Road, St Leonards	Report received and recommendations acted upon	\$ 2,233	GSD
4/10/2018	GOANNA ENERGY CONSULTING PTY LTD	Goanna Engagement for The Negotiation of Gas Supply to the Point of Contract for the City of Launceston.	Assessment and report provided in respect to conversions from Gas to Electricity and solar	\$ 14,925	FMD
30/09/2018	6TY PTY LTD	Completion of Chronology of Uses for the development of the Inveresk Precinct Plan and Flood Management	Chronology of uses for the development of the Inveresk Precinct Plan provided.	\$ 650	DSD



## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
4/09/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Completed review of Council/UTAS commitments and development implementation plan	UTAS/Inveresk - Project management advice for relocation of UTAS to Inveresk Output project Timeline for planning etc	\$ 7,605	FMD
24/07/2018	PITT & SHERRY (OPERATIONS) PTY LTD	Professional Fees Associated with the structural engineering inspection and report of 25 and 27 Benvenue Road, St Leonards	Inspection completed and report received	\$ 2,250	DSD
<b>2018/2019 Total Consultancy Cost:</b>				<b>\$315,066</b>	
<b>2017/2018</b>					
30/06/2018	RICE WARNER PTY LTD	2017/2018 Actuarial report for the Launceston City Council's Defined Benefit Funds	Actuarial report provided for 2017/2018 Defined Benefit Superannuation Fund	\$ 11,000	CSD
29/06/2018	SEMF PTY LTD	Consultancy - Launceston Aquatic	LAC - Energy Comparison (Future) -- Output - financial and consumption modelling for Heat pump v Gas	\$ 3,000	FMD
28/06/2018	BARRINGTON TREASURY SERVICES PTY LTD	Transactional Banking Review - Phase 1 & 2	Transactional Banking Review	\$ 25,000	CSD
27/06/2018	DESTINATION THINK! AUSTRALIA PTY LTD	Place DNA Brand Framework Development - kick off and discovery, Workshops and resident survey	Place DNA Brand Framework development initiated.	\$ 12,145	DSD
26/06/2018	GHD PTY LTD	Development Application Assessments - May-June 2018	Assessment completed and report provided	\$ 22,315	DSD
22/06/2018	ILLUMINART PRODUCTIONS PTY LTD	Gorge Lighting Proposal		\$ 3,750	DSD
31/05/2018	COMMERCIAL PROJECT DELIVERY TRUST	Churchill Park Development Application Assessment and Report	Assessment completed and report provided	\$ 924	DSD
25/05/2018	GHD PTY LTD	Kings Meadows Toilet Block Development Application Assessment and Report	Assessment completed and report provided	\$ 2,625	DSD
25/05/2018	GHD PTY LTD	Optus Tower - DA0165/2018 Development Application Assessment and Report	Assessment completed and report provided	\$ 784	DSD
25/05/2018	GHD PTY LTD	Planning Scheme Amendment 43	Assessment completed and report provided	\$ 3,078	DSD
23/05/2018	JMG - JOHNSTONE MCGEE & GANDY PTY LTD	Provide advice regarding the construction of extra levels on Paterson Street car parks	Report received and being utilised in development of the Parking strategy	\$ 7,800	FMD
17/05/2018	AUSTRALIAN FOOTBALL LEAGUE	AFL Match Day Research Reporting	AFL Match Day Research Report received	\$ 800	FMD



## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
30/04/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project	Advice received	\$ 12,818	FMD
30/04/2018	ARTAS ARCHITECTS	Consultant - CH Smith Car Park Development. Design	Design completed	\$ 1,270	FMD
27/04/2018	GHD PTY LTD	Planning Scheme Amendment 43	Assessment completed and report provided	\$ 98	DSD
27/04/2018	GHD PTY LTD	DA0043/2018 - Northbank Precinct	Assessment completed and report provided	\$ 6,448	DSD
27/04/2018	GHD PTY LTD	DA0090/2018 - Wayfinding Signage Development Application Assessment and Report	Assessment completed and report provided	\$ 3,741	DSD
18/04/2018	SRA CORPORATE CHANGE	Recruitment - Executive Officer Arts & Culture	Recruitment conducted.	\$ 8,721	GSD
11/04/2018	GHD PTY LTD	DA0038/2018 - Princes Square Development Application Assessment and Report	Assessment completed and report provided	\$ 2,865	DSD
11/04/2018	GHD PTY LTD	DA0623/2017 - Signage - City Park Development Application Assessment and Report	Assessment completed and report provided	\$ 4,866	DSD
11/04/2018	GHD PTY LTD	DA0624/2017 - Signage Esplanade Development Application Assessment and Report	Assessment completed and report provided	\$ 5,903	DSD
11/04/2018	GHD PTY LTD	Planning Scheme Amendment 43 Development Application Assessment and Report	Assessment completed and report provided	\$ 1,286	DSD
9/04/2018	HARBOUR SOFTWARE PTY LTD	Provide Rate Modelling/Training	Training received	\$ 3,000	CSD
1/04/2018	@LEISURE PLANNERS	Development of business case for the proposed development of Northern Launceston Community Recreation Hub	Business case completed. Utilised for lobbying and secured a \$15M funding commitment in 2019 federal election	\$ 40,000	GSD
31/03/2018	CHOOSE SAFETY PTY LTD	Safety Compliance Audit, Report, and travel expense	Received Safety Compliance Audit Report	\$ 7,976	CSD
31/03/2018	COMMERCIAL PROJECT DELIVERY TRUST	Gorge Play space, Churchill Park, 6 Abbott Street Development Application Assessment and Report	Assessments completed and reports provided	\$ 2,296	DSD
31/03/2018	LG VALUATION SERVICES PTY LTD	Revaluation of Council buildings	Revaluation data provided	\$ 43,500	CSD
31/03/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Part 2 High Level Programme	High level program	\$ 4,700	FMD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
31/03/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Part 3 Land Transfer Reviews	Land transfer reviews	\$ 3,800	FMD
31/03/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Part 4 Project Management Templates	Project Management Templates	\$ 6,800	FMD
30/03/2018	6TY PTY LTD	Planning Assessments	In House planning assistance - Application processing	\$ 1,040	DSD
27/03/2018	SEMF PTY LTD	Consultancy - Launceston Aquatic	LAC- Energy Comparison (Future) -- Output - financial and consumption modelling for Heatpump v Gas	\$ 2,500	FMD
28/02/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Part 2 High Level Programme	High level program	\$ 4,700	FMD
28/02/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Part 3 Land Transfer Reviews	Land transfer reviews	\$ 3,800	FMD
27/02/2018	6TY PTY LTD	71 Cimitiere Street Development Application Assessment and Report	Assessment completed and report provided	\$ 4,050	ISD
22/02/2018	GHD PTY LTD	DA0672/2017 (Cimitiere Street - Verge) Development Application Assessment and Report	Assessment completed and report provided	\$ 6,123	DSD
14/02/2018	PAUL DAVIES PTY LTD	Expert Advice - The Fragrance Hotel	Expert advice received	\$ 2,089	DSD
14/02/2018	PAUL DAVIES PTY LTD	Expert Advice - The Gorge Hotel	Expert advice received	\$ 2,714	DSD
31/01/2018	SEMZ PROPERTY ADVISORY & PROJECT MANAGEM	Inveresk Precinct Parking Plan Inner City Campus Project: Inveresk - Project Management Service	Project management advice received	\$ 2,250	FMD
3/01/2018	PAUL DAVIES PTY LTD	L'ton Strategic Review - Verge	Expert advice received	\$ 600	DSD
19/12/2017	GHD PTY LTD	DA0622/2017 - QVMAG Wayfinding Signage Development Application Assessment and Report	Assessment completed and report provided	\$ 2,436	DSD
19/12/2017	GHD PTY LTD	DA0488/2017 - North Bank Landscaping Development Application Assessment and Report	Assessment completed and report provided	\$ 2,836	DSD
19/12/2017	GHD PTY LTD	DA0466/2017 - 92-94 Cameron St Development Application Assessment and Report	Assessment completed and report provided	\$ 4,005	DSD
11/12/2017	SEARCHLIGHT GROUP PTY LTD	Review of Facilities Management Directorate and Corporate Services Directorate	Review, Assessment and Reports for Facilities Management and Corporate Services.	\$ 78,496	FMD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
5/11/2017	GOANNA ENERGY CONSULTING PTY LTD	Conceptual Fatal Flaw Analysis, Report and Presentation - Proposal Review	Advice received to support LED street light replacement program.	\$ 20,600	ISD
2/11/2017	SEARCHLIGHT GROUP PTY LTD	Review of Infrastructure Services Directorate	Report provided and considered by the EMT. Changes made as part of the Organisational Alignment Project	\$ 20,500	ISD
1/11/2017	SEARCHLIGHT GROUP PTY LTD	Review of QVMAG Directorate	Report provided and considered by the EMT. Changes made as part of the Organisational Alignment Project	\$ 30,502	CACS
27/10/2017	GHD PTY LTD	DA0212/2017 - North Bank Pedestrian Bridge Development Application Assessment and Report	Assessment completed and report provided	\$ 1,536	DSD
20/10/2017	PAUL DAVIES PTY LTD	L'ton Strategic Review Workshop and advice	Provide Design advice to Council and the Developer - The Verge Hotel	\$ 7,210	DSD
28/09/2017	GHD PTY LTD	DA0296/2017 (71 Cimitiere Street) Development Application Assessment and Report	Assessment completed and report provided	\$ 8,217	DSD
21/09/2017	NORTHERN MIDLANDS COUNCIL	Shared Services/Benchmarking Project NORTHERN MIDLANDS COUNCIL	Contribution to jointly funded KPMG Shared Services Study - report provided by KPMG which reviewed options for resource sharing or shared services among Northern Regional Councils.	\$ 31,252	CSD
18/09/2017	ASPECT STUDIOS	Consultant hired for the completion of Stage 3 of the LCH Wayfinding & Connectivity Strategy	Stage 3 of the strategy completed - Completed works include Wayfinding map finalisation, digital information integration. - Rationale and strategic approach for signage placement and messaging - Signage location plans, photomontages, plinth site plans. - Signage finished artwork & final tender packages	\$200,500	DSD
24/08/2017	GHD PTY LTD	Consultant - Off-Site August Invoice - Tax Invoice 3239896	Assessment completed and report provided	\$ 4,399	DSD
2/08/2017	SEMF PTY LTD	Investigation & Upgrade review of BMS	Review of upgrade to building management system - report provided	\$ 26,180	FMD
31/07/2017	BMT WBM PTY LTD	South Esk flow release and silt raking assessments	Assessment of impact of South Esk flow release and silt raking - report provided.	\$ 28,260	ISD
31/07/2017	6TY PTY LTD	CH Smith Development Application Assessment	Assessment completed and report provided	\$ 4,800	ISD
31/07/2017	6TY PTY LTD	79 Lindsay Street Development Application Assessment and Report	Assessment completed and report provided	\$ 1,450	ISD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
31/07/2017	6TY PTY LTD	Pedestrian Bridge - North Esk River Development Application Assessment Report	Assessment completed and report provided	\$ 2,475	ISD
30/07/2017	MV CONSULTING (TAS) PTY LTD	Provision of Site Plan - 75 Samuel Street	Site Plan received	\$ 200	DSD
27/07/2017	GHD PTY LTD	Amendment 32 - DA0517/2016 (Lindsay Street, Invermay, S43A)	Assessment completed and report provided	\$ 2,905	DSD
27/07/2017	GHD PTY LTD	DA0275/2017 - 2-4 Invermay Road Development Application Assessment and Report	Assessment completed and report provided	\$ 2,822	DSD
27/07/2017	GHD PTY LTD	DA0282/2017 - North Bank (Early Works) Development Application Assessment and Report	Assessment completed and report provided	\$ 1,992	DSD
12/07/2017	CUMULUS STUDIO PTY LTD	Concept design - Civic Square Public Amenity	Concept design supplied	\$ 1,568	FMD
<b>2017/2018 Total Consultancy Cost:</b>				<b>\$768,316</b>	
<b>2016/2017</b>					
30/06/2017	RICE WARNER PTY LTD	June 2017 EOM Receipts	Actuary report for 2016/2017 Defined Benefits Superannuation Scheme received	\$ 10,500	CSD
30/06/2017	SEMF PTY LTD	June 2017	LAC- BMS and Energy (Review) - Output - detailed report on energy usage, controls and engineering systems.	\$ 10,684	
30/06/2017	GHD Pty Ltd	Independent Planning Assessments DA 210, 0275, 0282, 0137/17	Independent DA assessment reports received.	\$ 6,308	DSD
29/06/2017	SPORT AND LEISURE SOLUTIONS PTY LTD	Consulting Fees 2016/2017	LAC - Jim Corbett (S&L) - Annual fee to provide expert advice and support to LAC Management team	\$ 22,000	FMD
20/06/2017	GHD PTY LTD	Proposal for Asset Management Maturity Assessment	Asset management maturity assessment completed and provided.	\$ 13,580	ISD
30/05/2017	6TY PTY LTD	15 Atratus Rise Preparation of evidence for RMPAT	Evidence for RMPAT prepared.	\$ 2,309	DSD
26/05/2017	GHD PTY LTD	DA0210/2017 - 79 Lindsay Street Development Application Assessment and Report	Assessment completed and report provided	\$ 2,241	DSD
22/05/2017	MIDSON TRAFFIC PTY LTD	Facilitate development of City of Launceston Transport Strategy	Transport strategy drafted.	\$ 32,000	ISD
20/05/2017	TARKARRI ENGINEERING PTY LTD	Civic Square Noise Emission Report	The report informed the design and layout of the Civic Square re-development	\$ 2,178	CSD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
19/05/2017	MANAGING VALUES	Developed Organisational Values - facilitation of values, online survey and final report	Internal engagement of employees conducted to provide input into new organisational values and new draft values provided.	\$ 24,000	CSD
18/05/2017	PITCHER PARTNERS	Review of the Learning and Development and Education Assistance policies and analysis of the potential FBT implications	Advice received on FBT implications of proposed policy suite.	\$ 6,000	CSD
16/05/2017	SEARCHLIGHT GROUP PTY LTD	Review of Infrastructure Services Directorate	Review report received into Infrastructure Services Directorate	\$ 20,500	ISD
27/04/2017	GHD PTY LTD	DA0440/2016 (Macquarie House) Development Application Assessment and Report	Assessment completed and report provided	\$ 4,445	DSD
27/04/2017	GHD PTY LTD	DA0137/2017 50 Lamont Street Heritage Forest	Assessment completed and report provided	\$ 415	DSD
27/04/2017	GHD PTY LTD	DA0151/2017 CH Smith Development Application Assessment and Report	Assessment completed and report provided	\$ 3,154	DSD
19/04/2017	SEARCHLIGHT GROUP PTY LTD	Development Services Directorate Review	Review report received into Development Services Directorate	\$ 39,000	DSD
5/04/2017	ROBYN ARCHER	Consultant - Cultural Strategy	Advice received and report provided to support approach to development of Cultural Strategy for CoL	\$ 50,000	GSD
4/04/2017	OPTEON PROPERTY GROUP (TASMANIA) PTY LTD	Update valuation 71 Cimitiere Street (Car Park)	Valuation report received	\$ 3,500	FMD
30/03/2017	Louise Thrush	M144669 QVMAG Cultural Strategy Design & Production	Graphic design work received	\$ 840	GSD
30/03/2017	GHD PTY LTD	DA0616/2016 - 21 Highgate Street (South Launceston Football Club) Development Application	External assessment received	\$ 1,662	DSD
30/03/2017	GHD PTY LTD	Brisbane Street Mall Development Application Assessment and Report	Assessment completed and report provided	\$ 996	DSD
24/03/2017	TOURISM NORTHERN TASMANIA	Development of a Cool Season Strategy in partnership with Tourism Northern Tasmania, Silverdome Launceston, Events Tasmania and City Prom. Cost is the contribution made by the CoL	Cool Season Strategy received	\$ 5,500	DSD
23/03/2017	ENVIRONMENTAL SERVICE & DESIGN PTY LTD	Contaminated Site Assessment NEPM Risk Assessment with Certification - Macquarie House	Report received - contaminated site assessment Macquarie House	\$ 900	FMD

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
22/03/2017	HARBOUR SOFTWARE PTY LTD	Rate Modelling Remote Setup and Data check	Rate Modelling software support received,	\$ 4,500	CSD
20/03/2017	HILL PDA PTY LTD	Provide services to deliver the City of Launceston Draft Economic Development Strategy and attend a Council Meeting	Horizon 2021 City of Launceston Economic Development Strategy	\$ 46,000	GSD
16/03/2017	MICHAEL SMALL CONSULTING PTY LTD	Consultation and provision of Finalisation of report	Accessibility assessment of Council buildings	\$ 7,160	FMD
1/03/2017	HEALTHY TASMANIA PTY LTD	Dec Recreation Plan	Recreation Plan delivered	\$ 270	ISD
28/02/2017	JOHNSTONE MCGEE & GANDY PTY LTD	Contract Services - Civic Square Design	Design services delivered	\$ 9,195	DSD
27/02/2017	MERCER (AUSTRALIA) PTY LTD	Position Evaluation - Visual Arts & Design	Position Evaluation for Visual Art & Design Curator received	\$ 2,300	CACS
24/02/2017	GHD PTY LTD	DA Assessment - DA0409/2016, DA440/2016	Independent DA assessment conducted - report received	\$ 21,332	DSD
24/02/2017	6TY PTY LTD	Assessment of Civic Square DA	Independent DA assessment conducted	\$ 5,500	ISD
20/02/2017	6TY PTY LTD	Planning advice - 15 Atratus Rise, Swan Bay Services	Planning advice received	\$ 520	DSD
1/02/2017	HEALTHY TASMANIA PTY LTD	Jan Recreation Plan	Recreation Plan delivered	\$ 1,422	ISD
23/01/2017	6TY PTY LTD	Infrastructure assessment of CH Smith development	Independent DA assessment conducted	\$ 4,510	ISD
18/01/2017	DEPARTMENT OF PREMIER & CABINET (THE TRA	Advice given on Code of Conduct Complaint	Advice received on Code of Conduct complaint	\$ 5,082	GSD
4/01/2017	DRAFTAPLAN	Cimitiere Street Car Park	Right of Way historical ownership research provided.	\$ 1,377	FMD
21/12/2016	LOOKEAR	Consultant hired to undertake work on the Launceston Heritage Interpretation Report	Report received	\$ 24,370	DSD
13/12/2016	MW PLUS - POSITIVE SOLUTIONS	Mediation Services with EAP provider Positive Solutions	Employee matter - mediation conducted	\$ 2,860	DSD
13/12/2016	TESS MOORE	Workplace Investigation	Employee matter - investigation report received.	\$ 3,120	DSD
8/12/2016	OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Valuation - 4 Barnards Way OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Valuation received	\$ 1,200	FMD
8/12/2016	OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Valuation - 2 Invermay Road OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Valuation received	\$ 1,000	FMD
8/12/2016	OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Commercial Valuation - NLFC Lease OPTEON PROPERTY GROUP (TASMANIA) PTY LT	Valuation received	\$ 1,500	FMD



## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
1/12/2016	PHILIP SHANAHAN	General Managers mid-year progress report - performance	Performance review of GM supported and completed.	\$ 1,419	GSD
30/11/2016	Healthy Tasmania Pty Ltd	Regional Recreation Plan (October)	Recreation Plan delivered	\$ 6,963	ISD
24/11/2016	GHD PTY LTD	Consultant - Planning Appeal - 28 Tasman Highway	Planning advice provided to support appeal	\$ 498	DSD
19/11/2016	MIDSON TRAFFIC PTY LTD	FREE Tiger Bus report - Basin	Report into Free Tiger Bus including the Basin received	\$ 990	FMD
17/11/2016	JMG - JOHNSTONE MCGEE & GANDY PTY LTD	stability investigation and report	Stability assessment report received for CH Smith site	\$ 925	
31/10/2016	JOHNSTONE MCGEE & GANDY PTY LTD	Assessment Report 19 Elphin Road, Launceston	Assessment report received	\$ 650	DSD
27/10/2016	MB MANAGEMENT CONSULTANTS P/L T/AS SOLUT	Employee Return to work Plan	Return to work plan received	\$ 238	CSD
27/10/2016	GHD PTY LTD	DA Assessment - DA0409/2016, DA440/2016 and DA0517/2016	DA assessment report received	\$ 4,763	DSD
27/10/2016	MERCER (AUSTRALIA) PTY LTD	Position Evaluation	Position Evaluation report received and acted upon	\$ 2,600	CSD
19/10/2016	ENTERPRISE MARKETING & RESEARCH SERVICES	Planning Services Research	Undertake a Survey of customers using E services	\$ 7,000	DSD
19/10/2016	LKA GROUP	Workplace Investigation	Investigation report into employee matter received.	\$ 690	ISD
12/10/2016	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA	Workplace Behaviours Toolkit	Workplace behaviours toolkit received.	\$ 4,509	CSD
6/10/2016	WORKPLACE INVESTIGATION SERVICES (WISE W	Workplace Investigation	Investigation report into employee matter received.	\$ 4,413	DSD
1/10/2016	GOANNA ENERGY CONSULTING PTY LTD	Consultant - Off-Site Review of submissions to Duck Reach EOI	Review of submissions conducted.	\$ 4,900	FMD
27/09/2016	JOHNSTONE MCGEE & GANDY PTY LTD	Charolais Drive geotech review sale of road lot	Geotechnical advice received.	\$ 909	ISD
14/09/2016	ASPECT STUDIOS	Consultant hired for the completion of Stage 2 of the LCH Wayfinding & Connectivity Strategy	Stage 2 of the strategy completed - Completed works include Detailed design, cost plan and location plan - Detailed documentation ,specifications and signage templates	\$ 21,950	DSD
13/09/2016	OPTEON PROPERTY GROUP (TASMANIA) PTY LTD	Provide review and update of rental valuation for the property located at 11 Centre Way	Rental valuation received	\$ 800	FMD
9/09/2016	TASMAN GEOTECHNICS	Building Maintenance - Provide Geotechnical report for excavation works at Albert Hall	Geotechnical advice received.	\$ 2,300	

## COUNCIL AGENDA

Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
8/09/2016	GOANNA ENERGY CONSULTING PTY LTD	Review of submissions to Duck Reach EOI, in accordance with consultancy proposal	Submissions reviewed.	\$ 5,000	FMD
29/08/2016	MIDSON TRAFFIC PTY LTD	Off-Site Appeal 60/16P, 115-117 Hobart Road	Expert advice provided to support appeal.	\$ 4,400	DSD
25/08/2016	BRIERLEY CONSULTING ENGINEERS PTY LTD	Engineering Design intel for proposed access under the Albert Hall floor and Cimetiere St foyer	Engineering design received.	\$ 900	
31/07/2016	PHILIP SHANAHAN	General Manager Appraisal	General Manager performance appraisal conducted.	\$ 14,067	GSD
<b>2016/2017 Total Consultancy Cost:</b>				<b>\$496,813</b>	
<b>2015/2016</b>					
30/06/2016	RICE WARNER PTY LTD	2016 - Super Actuary Report	Actuary report for 2015/2016 Defined Benefits Superannuation Scheme received	\$ 10,000	CSD
30/06/2016	AUSTRALIAN ELECTORAL COMMISSION	2016 - Conduct CoL 2016 EA Ballot	Ballot conducted for 2016 Enterprise Agreement	\$ 3,086	CSD
30/06/2016	MINDATLAS PTY LTD	LMS Reporting Functionality Upgrade	Learning Management System functionality upgraded.	\$ 1,680	CSD
29/06/2016	SPORT AND LEISURE SOLUTIONS PTY LTD	A detailed review of monthly budget performance, development of a variance report and identification of initiatives to improve performance. Assist with development of plans and strategies and review financial data and monthly forecast	LAC financial performance reporting advice received.	\$ 20,000	FMD
28/06/2016	AUSTRAL TASMANIA PTY LTD	Heritage List Review Stage 1 - Part 1	Part 1 of Heritage List Review completed.	\$ 10,000	DSD
25/06/2016	MIDSON TRAFFIC PTY LTD	Traffic Assessments - Review of GHD Traffic Modelling Update	Assessment received	\$ 4,570	ISD
31/05/2016	SPACEMAKERS AUSTRALIA PTY LTD	Develop, install and license Email Ninja eLearning course on the City of Launceston learning management system	Email Ninja eLearning course installed as part of CoL learning system	\$ 4,787	CSD
30/05/2016	COYOTE SPECIAL EVENTS (EFFECTIVE NATURAL	Consultant - Momentum Brand Strategy	Development of an events optimisation roadmap for internal use to inform review of events strategy, events sponsorship program and business events program, including presentation to Council workshop.	\$ 10,080	DSD
5/05/2016	MICHAEL SMALL CONSULTING PTY LTD	Site visit and access appraisal of Launceston Aquatic	Draft appraisal - review of accessible facilities at the Aquatic Centre	\$ 2,400	FMD



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Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
30/04/2016	MINDATLAS PTY LTD	Automated integration from Learning Management System to TechOne (computer software)	Integration complete	\$ 2,200	CSD
28/04/2016	GHD PTY LTD	DA0056/2016 Traffic Engineering Advice 34-40 Howick Street	Advice received	\$ 1,001	DSD
27/04/2016	BILL FOX & ASSOCIATES PTY LTD	Professional Services - re. Hawthorn Football Club and City of Launceston partnership forum	Facilitation of stakeholder meeting and preparation of proposed model for cooperative activation of the city to support AFL events. Ultimately no formal partnership was progressed.	\$ 2,719	GSD
19/04/2016	COYOTE SPECIAL EVENTS	Momentum Events 2016 - deposit payment for Momentum Brand Strategy program	Development of an events optimisation roadmap for internal use to inform review of events strategy, events sponsorship program and business events program, including presentation to Council workshop.	\$ 6,720	DSD
8/04/2016	GAP BUSINESS CONSULTING	Technology One consulting services - Various process improvements - 31/3-1/4 and 6-8/4	Consulting services received to improve Tech 1 modules.	\$ 4,600	CSD
4/04/2016	AK CONSULTANTS	Consultant for St Leonards Strategic Land Planning Study	Advice received	\$ 5,000	DSD
31/03/2016	IPM SAFETY (INJURY PREVENTION & MANAGEME	Assessment on Injury Prevention and Management at the QVMAG - no other information available	Assessment received	\$ 6,600	CACS
21/03/2016	ASPECT STUDIOS	Launceston City Heart Play spaces & Concept designs and documentation	Final concept designs and reporting received	\$ 24,180	DSD
26/02/2016	COYOTE SPECIAL EVENTS	Events Optimisation Roadmap - Carr Villa	Roadmap complete	\$ 500	FMD
12/02/2016	BRENDAN DOWNEY & ASSOCIATES	Events Strategy review	Review completed	\$ 18,215	DSD
28/01/2016	HARBOUR SOFTWARE PTY LTD	EasyREV Rate Modelling application onsite training	Rate Modelling application training received	\$ 5,850	CSD
1/01/2016	GEMBA	Consultant hired to complete the York Park Master Plan	Master Plan completed	\$ 92,691	FMD
31/12/2015	COMMERCIAL PROJECT DELIVERY TRUST	Expert advice on development application	DA advice received	\$ 7,359	DSD
17/12/2015	KPMG	Technical Services Continuous Improvement Plan	Continuous Improvement Plan developed	\$ 26,000	ISD
16/12/2015	JOHNSTONE MCGEE & GANDY PTY LTD	Willis Street to Inveresk Pedestrian Bridge - Assessment, feasibility, design and Report	Supplementary report received	\$ 35,995	ISD

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Thursday 11 March 2021

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
30/11/2015	JACOB ALLOM WADE PTY LTD	LA - Consultant - Architectural AQ Sketch Design	LAC -Reception Entry/Exit and Retail Re-Design- Output- Concept design and project scoping works for modifications to reception and retail areas at LAC	\$ 1,600	FMD
30/11/2015	DALE SINFIELD	Review of Major Projects Team Structure and Delivery offsite	Review of Major Projects Team received - GM utilised report to establish Major Projects Unit	\$ 62,000	ISD
26/11/2015	GHD PTY LTD	Bridge Road Area Pedestrian and Bike Facilities Assessment.	Assessment received - Minor pedestrian refuge works were planned to be done but unsure if completed	\$ 800	ISD
13/11/2015	ASPECT STUDIOS	Consultant hired for work on the Launceston City Heart Master Plan template	Master plan template completed	\$ 17,378	DSD
5/11/2015	TECHNOLOGY INDICATORS PTY LTD	Local Government IT Benchmarking Annual Fee	Assessment received	\$ 637	CSD
4/11/2015	ASPECT STUDIOS	Consultant hired for the completion of Stage 1 of the LCH Wayfinding & Connectivity Strategy	Stage 1 of the Strategy completed - Completed works include Investigation, Data Collection & Consultation - Draft Wayfinding & Connectivity Strategy - Final Wayfinding & Connectivity Strategy and Reporting	\$ 46,300	DSD
16/10/2015	OPTEON (TASMANIA)	Valuation of the Old Cycle Track for presale advice purposes	Market value report received	\$ 4,609	FMD
16/10/2015	ELITIVIA PTY LTD	Designer for the LAC Enterprise Agreement	Graphic design work received	\$ 1,259	FMD
30/09/2015	DEBORAH OSTERHAGE	Audit of Invertebrate Collection - Transfer from The Plomley Foundation - one of QVMAG's grant giving bodies	Audit conducted.	\$ 1,860	CACS
23/09/2015	PETER CARR ADVISORY PTY LTD	Website Tender product demo and product evaluation sessions.	Expert advice provided to support assessment and selection of website provider	\$ 3,000	GSD
22/09/2015	OPTEON (TASMANIA)	Valuation of 10 car parking spaces at Bathurst Street car park for pre-sale advise purposes	Valuation received - the 10 spots now for part of the Customer Parking at Dan Murphy's	\$ 1,000	FMD
28/08/2015	GHD PTY LTD	DA Assessment DA0265/2014 - Preparation of report, site visit and meeting with applicant	Report received	\$ 1,193	DSD
28/08/2015	GHD PTY LTD	DA Assessment - DA0331/2015	Report received	\$ 214	DSD
25/08/2015	PETER CARR ADVISORY PTY LTD	Peter Carr completed a Web Development Tender Process Review after council went to market seeking tenders for website design, development, content management	Review received	\$ 3,000	GSD

Date	Consultant Name/Company	Consultancy Purpose	Outcome	Cost	Network
		and hosting of a new corporate website			
23/08/2015	PITCHER PARTNERS	Advice given on Corporate Uniforms	Advice received .re FBT and corporate uniforms	\$ 3,750	CSD
7/08/2015	MAKRIS SKRINGAR & ASSOCIATES	Interim Business Model/Plan Report on the Royal Launceston Show. Report forms part of a commission to develop a new showground facility business plan	Report received.	\$ 6,667	FMD
4/08/2015	TERRY EATON	St Leonards Road Site Assessment, intersection and planning permit advice	Advice received	\$ 1,080	DSD
31/07/2015	RICE WARNER PTY LTD	2014/2015 Acturial Report for the Launceston City Council's Defined Benefit Funds	Report received	\$ 7,500	CSD
31/07/2015	CAMMS MANAGEMENT SOLUTIONS - CA TECHNOLO	New Report - IPM (General Project Data)	New report for Integrated Project Management Software module received.	\$ 1,169	ISD
1/07/2015	Jaffa Strategic Design	Consultant hired to complete the Launceston Parks Interpretation Strategy	Strategy completed	\$ 12,800	ISD
<b>2015/2016 Total Consultancy Cost:</b>				<b>\$484,051</b>	

**21    CLOSED COUNCIL**

No Closed Items have been identified as part of this Agenda

**22    MEETING CLOSURE**

**UNCLASSIFIED AGENDA ITEMS:**