



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 2 JUNE 2022
1.00pm**

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

Date: 2 June 2022

Time: 1.00pm

Certificate of Qualified Advice

Background

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

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

Certification

I certify that:

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



**Michael Stretton
Chief Executive Officer**

AUDIO of COUNCIL MEETINGS

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

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

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

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, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

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

PUBLIC COMMENT ON AGENDA ITEMS

When attending 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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1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - 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 19 May 2022 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

5.1 Council Workshop Report - 2 June 2022

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)©

RECOMMENDATION:

That, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted on 26 May 2022:

City of Launceston Closed Circuit Television Review

Councillors received an update on the progress of the City of Launceston Closed Circuit Television Review.

Disposals of Interest in the Council's and Public Land

Councillors discussed issues relating to disposals of interest in the Council's and public land.

Visit Northern Tasmania

Councillors received a presentation from Visit Northern Tasmania.

Draft Aboriginal Partnership Plan: Community Engagement Strategy

Councillors participated in the development of a City of Launceston Launceston Aboriginal Partnership Plan.

Property Encroachment Matter

Councillors were provided with information regarding an ongoing property encroachment matter.

Closed Council Minuting Procedure

Councillors were provided with information and options for the recording of voting for Closed Council Minutes.

City of Launceston Homeless Response

Councillors received an update on the progress of the City of Launceston homeless response including the Homeless Response Committee.

REPORT:

Regulation 8(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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)

Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Item 17.2 - Councillor's Leave of Absence.

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 James Rigall (Director) - Bitlink

James Rigall will provide Council with information regarding recent *Bitlink* successes, including winning two national NBN Innovation Awards, a trip to Flinders Island to donate a class set of *Bitlink Internet of Things* (IoT) kits to Flinders Island District School and a recent program to support jobseekers develop technical skills, delivered in partnership with National Job Link.

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)

8.1.1 Public Questions on Notice - Paul Mallett - Social Inclusion - 25 May 2022

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Communities Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted in writing to the Council on 25 May 2022 by Paul Mallett, have been answered by Dan Ryan (General Manager Community and Place Network).

Questions:

1. [With reference to Strategic Priority 5 in the *City of Launceston Annual Plan 2021-2022* and the development of a Social Inclusion Framework]. Can the Council detail the output and describe what the 30% complete represents? What is the time line for the appointment of the new officer and what will the new milestones be for the advancement of the development and action on the social inclusion framework?

Response:

Some initial work was done with the Senior Leadership Team on developing a Social Inclusion Statement in late 2020, which constitutes the 30% complete. This work included desktop research, workshopping of definitions, best practice framework analysis and internal consultation. The newly appointed responsible officer has been at the Council for a couple of weeks and will soon be briefed with a view to continuing the work in the near future.

2. [With regard to Professor David Adams 2009 Report]. What could be more important than advancing the work of the Council to aid the most vulnerable in our community? Will the Council prioritise action on social inclusion going forward?

Response:

The Council already prioritises work with the most vulnerable in our community and has strategies such as *My Place My Future* and the *Access Framework for Action* to aid vulnerable cohorts of the Launceston community. An *Aboriginal Partnership Plan* is also under development. The Social Inclusion Framework will contribute to an expansion of all this work.

3. In the context of developing the social inclusion framework, has the Council explored *social prescribing*? Will the Council explore *social prescribing*?

Response:

Not at this point, however, this can form part of the research and background upskilling for the newly appointed responsible officer.

ATTACHMENTS:

1. Public Questions on Notice - Paul Mallett - Community Welfare - 25 May 2022
[8.1.1.1 - 2 pages]

8.1.2 Public Questions on Notice - Lionel Morrell - 41-45 Paterson Street, Launceston

FILE NO: SF6381

AUTHOR: Michael Stretton (Chief Executive Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS and RESPONSES:

The following questions, submitted in writing to the Council on 25 May 2022 by Lionel Morrell (Tasmanian Ratepayers' Association Inc.) have been answered by Michael Stretton (Chief Executive Officer).

Questions:

1. How much of ratepayer's funds has the City of Launceston expended to date to advance a development on land at 41-55 Paterson Street (please provide a full breakdown of each detailed expenditure)?

Response:

The question asks:

How much of ratepayer's funds has the City of Launceston Council expended to date to advance a development on land at 41-55 Paterson Street?

In the Agenda for the Council Meeting held on 19 May 2022, the question was taken to refer to works to progress the actual development of the site and the following response was provided:

Council has previously answered the question in terms of current expenditure for the design of the bus interchange (refer Council Minutes - 10 March 2022).

The answer to the relevant question in the 10 March 2022 Council Meeting was as follows:

There has been expenditure on the planning for a new bus interchange on the Paterson Street site which has been authorised by a decision of Council. The amount is around \$50,000.

This expenditure is broken down as follows:

Bus Interchange Functional Needs Report - \$40,515

Architectural Services - \$9,700

This latest question has been broadened (or clarified) to include the expenditure associated with the Council's involvement in processes to purchase the subject site. It is advised that over the last three years the Council's expenditure has been \$85,430.

This expenditure is broken down as follows:

Land Valuations - \$3,300

Legal Costs - Conveyancing/Contracts - \$53,418

Legal Advice - \$10,330

Legal Representation - Federal Court - \$18,382

2. Why has this question not been answered in any event?

Response:

Refer to Question 1 answer.

ATTACHMENTS:

1. Public Questions on Notice - Lionel Morrell - 41-55 Paterson Street, Launceston - 25 May 2022 [8.1.2.1 - 1 page]

8.2 Public Questions Without Notice

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

9. PLANNING AUTHORITY

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.

9.1 DA0722/2021 - 41-55 Paterson Street Launceston - General Retail and Hire - Construction of a New Mixed Use Building Including Retail, Vehicle Car Parking and Residential

FILE NO: DA0722/2021

AUTHOR: Ashley Brook (Planning Consultant)

GENERAL MANAGER APPROVAL: Dan Ryan (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:	ARTAS Architects
Property:	41-55 Paterson Street, Launceston
Zoning:	Central Business
Receipt Date:	2/12/2021
Validity Date:	10/01/2022
Further Information Request:	22/12/2021
Further Information Received:	27/04/2022
Deemed Approval:	8/06/2022
Representations:	Four

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

PREVIOUS COUNCIL CONSIDERATION:

DA0687/2007 - Major Shop, Car Park and Advertising Signs - approved under delegation

STANDARDS REQUIRING PLANNING DISCRETION:

- 22.4.1 Building height, setback and siting P1
- 22.4.3 Active ground floors P1
- E2.5.1 Suitability for intended use P1
- E2.6.2 Excavation P1
- E4.6.4 Sight distance at accesses, junctions and level crossings P1
- E6.5.1 Car parking numbers P1.3
- E6.5.3 Taxi spaces P1
- E6.6.1 Construction of parking areas P1
- E6.6.2 Design and layout of parking areas P1
- E6.6.3 Pedestrian access P1
- E6.6.6 Bicycle parking and storage facilities P2
- E6.7.1.3 P1 Local area provisions

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 refused for DA0722/2021 - General Retail and Hire, Residential and Vehicle Parking - Construction of a multi-level building and mixed use development involving retail tenancies, dwellings, vehicle parking and associated works at *Paterson Street Central Car Park*, 41-55 Paterson Street, Launceston on the following grounds that the proposal does not comply with the acceptable solution in Clause E6.7.1.3 in the Launceston Interim Planning Scheme 2015 because it will increase parking above existing numbers on a site within an area subject of a parking precinct plan (Launceston Central Business District Parking Exemption Area). It does not comply with the associated performance criteria in Clause E6.7.1.3, having regard to the objective for the standard and the purpose of the Parking and Sustainable Transport Code, because the proposed parking supply is excessive and does not support a limitation on on-site car parking within the parking precinct plan area.

Note: In accordance with the Council's Policy, the assessment of this development application was outsourced to an independent consultant Town Planner as it relates to development in which the Council has a pecuniary interest.

REPORT:

1. THE PROPOSAL

The application details a proposal to construct a multilevel building that will facilitate a mixture of uses on land located at 41-55 Paterson Street, Launceston (the site - refer to Figure 1).



Figure 1 - Aerial image showing the location and spatial extent of the site

The proposed building will occupy the entire area of the site and will comprise five levels resulting in a building height of 15.86m measured between the surface of the ground floor and the roof of Level 4. The height of the proposed building in this regard is formed by the following level heights:

Level	Height
Ground Floor	3.20m
1	3.22m
2	3.12m
3	3.12m
4	3.20m

The levels containing car parking (1, 2 and 3) have been designed with a floor to ceiling height that is capable of allowing infill development to facilitate other use in the event this is desired in the future.

Whilst the outer perimeter of the proposed building will have a building height of 15.86m, the maximum building height will be 16.46m which corresponds with the top of each lift shaft.

The composition of each level is detailed below.

Ground Floor

The ground Floor will be constructed to the Paterson Street frontage and will include an awning above the existing footpath.

The eastern and southern elevations of the Ground Floor will be setback from the Dechaineux Way frontage various widths which will provide a footpath adjacent to corresponding retail tenancies, stairwell and lift shaft in the south-eastern corner and an end of trip facility in the south-western corner which will include bicycle parking (20 spaces), toilets and showers. The floor of Level 1 above will extend to the Dechaineux Way frontage where it will be supported by a series of concrete columns which will be aligned along, and constructed to, the frontage.

The majority of the western elevation of the Ground Floor will be constructed to the Dechaineux Way frontage. The western part of the building will contain the vehicle access and ramp system (south-western corner) that will provide vehicular access to the car parking on the levels above. The ramp system will be located in the same position on subsequent upper levels. Entry to the ramp will be provided one-way from Paterson Street and exit from the ramp will be provided one-way onto Dechaineux Way. A second stairwell and lift will be located in the north-western corner of the building with direct and separate access to Paterson Street.

A perforated metal screen will form part of the exterior of the building in the western elevation, adjacent to the vehicle ramp and access system.

The remaining area of the Ground Floor will comprise two anchor tenancies which will be orientated to face Paterson Street and five smaller tenancies which wrap around the eastern and southern ends of the site facing Dechaineux Way. The ground floor façade of the two anchor tenancies will include glazing inserted between concrete columns forming part of the building structure. The Ground Floor façade of the smaller tenancies will be predominantly glazed.

Each retail tenancy will have the following floor area:

Tenancy	Area
01	633.38m ²
02	564.81m ²
03	95m ²
04	102.78m ²
05	115.07m ²
06	175.04m ²
07	159.10m ²

Levels 1, 2 and 3

Levels 1, 2 and 3 will largely be mirror images of each other with slight differences in vehicle parking configuration. The access ramp will be located in the south-western corner and a stairwell and lift will be located in the north-western and south-eastern corners. The south-eastern lift will be for public use and the north-western lift will be for private use by the residents of the apartments located on Level 4.

Level 1 will comprise 73 car parking spaces including four accessible parking spaces and an additional 10 motorcycle parking spaces.

Level 2 will comprise 75 car parking spaces including two accessible parking spaces.

Level 3 will comprise 82 car parking spaces, 18 of which will be designated as private parking for the residents of the apartments located on Level 4.

The total proposed car parking supply will be 230 spaces. This will include 212 commercial spaces and 18 for the residential apartments. None of the spaces are proposed to be reserved for the proposed retail tenancies.

Level 4

Level 4 will comprise eight residential apartments. The apartments will be configured around the perimeter of the level (each facing a frontage) and will be centred around a communal gym (resident use only) and individual storage units for each apartment. Corridors will be located between the central gym and storage area and the apartments and will provide access to the stairwell and lift in the north-western and south-eastern corners of the level. The outer wall of the apartments will be setback from the boundary of the site to provide rooftop private open space.

The configuration of each apartment is detailed below:

Apartment	Gross Floor Area	Bedrooms	Total Private Open Space		
			Area	Max Dimensions	
				Depth	Width
1	139.4m ²	2	116.17m ²	8.2m	16.4m
2	169.80m ²	3	123.07m ²	8.2m	16.4m
3	141.56m ²	3	183.53m ²	8.2m	17m
4	139.4m ²	2	62.91m ²	5.9m	11.8m
5	139.4m ²	2	84.76m ²	7.6m	11.8m
6	139.4m ²	2	112.36m ²	9.1m	13.2m
7	166.8m ²	3	150.98m ²	9.5m	14.3m
8	164.2m ²	3	64.87m ²	4.8m	15.6m

The building will be constructed of precast concrete columns and panels which will be finished with a paint or texture coat or pattern imprint. As identified, the ground floor tenancies will include glazing and the vehicle ramp and access system will be perforated metal screening. Glazing will also be provided in the Paterson Street façade between the columns in Level 1 and centrally in Levels 2 and 3.

Façade lighting is proposed along the upper part of the Paterson Street elevation, returning along part of the eastern elevation adjacent to Dechaineux Way.

Categorisation of the proposed use and development and the status of each use within Table 22.2 of the Central Business Zone is detailed in the table below.

Proposed Use	Use Class	Sub-use	Use Status
Retail Tenancies	General Retail and Hire	Shop	No Permit Required
Apartments	Residential	Multiple dwellings	Discretionary
Car Parking	Vehicle Parking	Multi-storey car park	Discretionary

The application includes associated works within the Paterson Street and Dechaineux Way road reservations, which are roads administered by the Council, for which landowner consent for development application lodgement has been obtained, including:

- installation of a new vehicle access point (driveway) in Paterson Street.
- removal of 1 x car parking space in Paterson Street, associated with the installation of the new access.
- install a new vehicle exit point (single driveway) in Dechaineux Way.
- install traffic management works (kerb outstands) in Dechaineux Way.
- install an awning overhanging Paterson Street and Dechaineux Way.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site comprises a single lot that has an area of 2,853m². It has frontage to Paterson Street for the entire length of its northern boundary and Dechaineux Way wraps around and provides frontage to the eastern, southern and western boundaries. The site, therefore, forms an island surrounded by public roads. An at-grade pedestrian footpath extends around the outer side of Dechaineux Way. There is also a footpath in Paterson Street.

The site contains a 125 space metered, car park which is administered by a private operator. Vehicular access is provided from the western boundary off Dechaineux Way which is a one-way road (east to west). The site is level and does not contain any buildings or landscaping.

The site is located within the Launceston Central Business zone which is assigned to the Central Business zone under the *Launceston Interim Planning Scheme 2015*.

The surrounding buildings in Dechaineux Way are predominantly used for retail or office purposes. The buildings to the south face onto Brisbane Street Mall. Similarly, the site is adjacent to rear areas of commercial buildings that front onto St John and Charles Streets. The properties on the opposite side of Paterson Street include a library, church and associated hall.

It is noted that a planning permit (DA0687/2007) was issued in 2008 for a similar (larger) building incorporating five levels including retail tenancies and five parking levels with a total of 429 car spaces and a maximum building height of 19.28m. That permit, which has lapsed, was issued under a previous planning scheme. The current proposal retains similar building design principles as the previously approved development, including façade detailing, materials and colours.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets	<p>Infrastructure and Assets maintain that any increase in parking numbers over what is required for the residential and retail uses contributes to an over-supply of parking and contravenes the intent of Clause E6.7.1 (Launceston Central Business District Parking Exemption Area) of the Planning Scheme and the development as presented should not be supported.</p> <p>Other matters relating to traffic and parking have been addressed through further information requests.</p> <p>Should a permit be issued, conditions were recommended.</p>
Environmental Health	<p>An Environmental Site Assessment was required as further information, and provided.</p> <p>Conditions were recommended.</p>
Heritage/Urban Design	<p>The Council's Place Making Team does not support the proposal on the basis of inconsistency with Clause E6.7.1 (Launceston Central Business District Parking Exemption Area) of the Planning Scheme.</p> <p>Other matters relating to including concerns with the lack of an active street frontage were addressed through further information requests.</p>
Building and Plumbing	Standard notes recommended for the permit
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA TWDA2021/02116-LCC
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.

6. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 7 May to 23 May 2022. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

Issue 1 Supportive representation identifying a need for more parking in the CBD.
<i>Response 1</i> <i>Noted although the proposal is required to comply with the provisions in the Parking and Sustainable Transport Code applicable to the relevant parking precinct plan (Launceston Central Business District Parking Exemption Area). It does not comply because the proposed parking supply is excessive and does not support a limitation on on-site car parking within the parking precinct plan area.</i>
Issue 2 The design of the proposed building will have a detrimental impact on the heritage character of the streetscape.
<i>Response 2</i> <i>The proposal has been considered against the relevant provisions in the Central Business District Zone, noting that it is not located within a heritage precinct. The building form and siting will be compatible with the streetscape and character of the surrounding area.</i>
Issue 3 The proposal will decrease the opportunities for sunlight of the adjoining property and Dechaineux Way.
<i>Response 3</i> <i>The representor's property is located to the north-east of the proposed building. The accompanying shadow diagrams identify that the property will not be overshadowed by the proposal. Different parts of Dechaineux Way will be overshadowed, however, that already occurs with existing adjacent buildings and is not considered unreasonable.</i>
Issue 4 The design should be changed either more in line with the present streetscape or a modern structure.
<i>Response 4</i> <i>The proposal has been considered against the zone provisions. These contain specific requirements for assessment which are generally do not involve a consideration of personal likes and dislikes, which people are otherwise entitled to hold.</i>
Issue 5 Extra levels should be added to the other multi-storey car parks in Launceston.
<i>Response 5</i> <i>The proposal has been lodged by a private landowner for consideration on its merits, noting that the assessment has identified issues with the amount of parking that is proposed.</i>

Issue 6

The traffic controls and changes to access will have impacts on the operation of Myer's loading dock and will potentially restrict access for larger vehicles and delivery times. Should a permit be issued, the representor requests and specifies conditions to be included to allow deliveries to Myer within specified timeframes and to ensure the width and turning circles of existing access ways are maintained.

Response 6

The proposal will preserve the alignment of Dechaineux Way, which will continue to accommodate access and utilisation of existing loading zones along the road including by the proposal. The Traffic Impact Assessment accompanying the application includes a swept path analysis. This indicates that some additional manoeuvring may be required at certain times, where loading zone is occupied by another vehicle, however, there is adequate space within Dechaineux for this to occur even for heavy rigid vehicles.

7. CONCLUSION

It is considered that the proposal does not comply with the Scheme, specifically the provisions in the Parking and Sustainable Transport Code applicable to the Launceston Central Business District Parking Exemption Area, and it is appropriate to recommend for refusal.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0722/2021 - 41-55 Paterson Street, Launceston - Planning Assessment - 2 June 2022 [9.1.1 - 23 pages]
2. DA0722/2021 - 41-55 Paterson Street, Launceston - Application Plans and Documents - 2 June 2022 [9.1.2 - 192 pages]
3. DA0722/2021 - 41-55 Paterson Street, Launceston - TasWater SPAN - 2 June 2022 [9.1.3 - 2 pages]
4. DA0722/2021 - 41-55 Paterson Street, Launceston - Representations - 2 June 2022 [9.1.4 - 7 pages]

9.2 DA0199/2022 - 29A Longwood Avenue, Newstead with Access Over 22 and 31 Longwood Avenue, Newstead - Residential - Construction of a Dwelling

FILE NO: DA0199/2022

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (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:	Apogee (TAS) Pty Ltd
Property:	29A Longwood Avenue, Newstead with Access Over 22 Longwood Avenue and 31 Longwood Avenue, Newstead
Zoning:	General Residential, Rural Resource
Receipt Date:	11/04/2022
Validity Date:	21/04/2022
Further Information Request:	14/04/2022
Further Information Received:	20/04/2022
Deemed Approval:	2/06/2022
Representations:	Six

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

PREVIOUS CONSIDERATION:

DA0225/2015 - subdivision to create the subject site approved under delegated authority.

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.11 Outbuildings, swimming pools and fences
10.4.12 Earthworks and retaining walls
10.4.13 Location of car parking
E5.5.1 Risk to sensitive use

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 DA0199/2022 - Residential - construction of a dwelling at 29A Longwood Avenue, Newstead with access over 22 Longwood Avenue and 31 Longwood Avenue, subject to the following conditions:

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. Location Plan, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A01, dated 20/04/2022.
- b. Existing Site Plan, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A02, dated 20/04/2022.
- c. Site Plan, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A03, dated 20/04/2022.
- d. Performance Criteria, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA02, page A04, dated 20/04/2022.
- e. Plan: Ground Floor, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A05, dated 20/04/2022.
- f. Plan: Studio, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A06, dated 20/04/2022.
- g. Plan: Ground Floor Furniture, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA05, page A07, dated 20/04/2022.
- h. Plan: Roof Ground, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA01, page A08, dated 20/04/2022.
- i. Plan: Roof Studio, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA01, page A09, dated 20/04/2022.
- j. Plan: Drainage Plan, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA01, page A010, dated 20/04/2022.
- k. Elevation, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA02, page A011, dated 20/04/2022.
- l. Elevation, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA02, page A012, dated 20/04/2022.
- m. Elevation 1:200, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA02, page A013, dated 20/04/2022.
- n. Perspectives, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA02, page A014, dated 20/04/2022.
- o. Section, prepared by Apogee Pty Ltd, project no. 2074, dwelling at 29A Longwood Avenue, Newstead, revision DA01, page A015, dated 20/04/2022.

2. FLOOD MANAGEMENT PLAN

Prior to commencement of the use, a flood hazard management plan must be prepared by a suitably qualified person and to the satisfaction of the Manager City Development for the future occupants of the development. The flood hazard management plan must address the following:

- a. any particular measures that must be undertaken by future occupants or users of the site in the event of a flood;
- b. any requirements for the use of the site due to flood hazard, including access and egress.

3. 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.

4. LEGAL TITLE

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

5. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

6. PROTECTION OF EXISTING TREES

Suitable measures must be installed in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees* to protect the elm trees on the adjoining properties at 23 and 25 Newstead Crescent, Newstead from damage during site preparation and construction works.

7. 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.

8. 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 Infrastructure and Engineering is required prior to undertaking works where the works:

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

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

9. SOIL AND WATER MANAGEMENT PLAN

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

10. 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.

11. CONTROL OF DUST EMISSIONS

Dust emissions from the land must be controlled to prevent environmental nuisance beyond the boundary of the land during development and use.

12. PROTECTION OF STREET TREES

Existing street trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970: Protection of Trees on Development Sites*. The protection works are to be installed prior to the commencement of any other works on the site and are to remain in place until the completion of all other works.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0192/2022. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

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

E. Fireplace/Woodheater Use

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

F. No Approval for alterations to Driveway Crossover

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

REPORT:

1. THE PROPOSAL

It is proposed to construct a three bedroom, single storey, dwelling of 339m² and a garage and studio of 66m² in the north-western corner of the 8,190m² lot at 29A Longwood Avenue, Newstead.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



22 Longwood Avenue, Newstead (not to scale)

The subject site is an 8,190m², irregularly shaped internal lot located at the north-eastern end of Longwood Avenue, Newstead and access via a right of way over the adjoining properties of 31 and 22 Longwood Avenue, Newstead.

The site rises generally north-westerly from flood plain associated with the existing drainage gully in Longwood Avenue Lane and riverine flooding from the North Esk River. The lower, southern, half of the site is zoned Rural Resource, whilst the higher, northern half of the site is zoned General Residential.

The site is bordered by residential development to the north (dwelling at 31 Longwood Avenue and then dwellings at Como Crescent) and to the west (dwellings at Newstead Crescent). To the south, the site is separated from the Longwood Avenue dwelling by the drainage reserve contained within Longwood Avenue Lane. To the east the site adjoins the rural land of 31 Longwood Avenue and the North Esk River flood plain.

The character of the area is dominated by residential, with rural to the east. The eastern and southern aspects of the site are also impacted by floodwaters.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

4. REFERRALS

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

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 23 April to 9 May 2022. Six representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<p>Issue 1 Concerned about the safety and well-being of a number of elm trees located on the rear boundary of the adjoining properties in Newstead Crescent. These trees originally formed the boundary of Newstead House and are National Trust Listed.</p>
<p><i>Response 1</i> <i>Relevantly, the trees in question are not within the subject site and are not contained on the heritage lists of the Council or the Tasmanian Heritage Council. Nevertheless, the proposed garage is to be located some 10m from the boundary with 23 and 25 Newstead Crescent, Newstead and it is reasonable to include a condition to protect the root zone in compliance with AS4970-2009 Protection of trees on development sites.</i></p>
<p>Issue 2 The site should be numbered as 31A and is incorrectly numbered as 29A. 29 Longwood Avenue has nothing to do with the proposal and does not give permission for the use of this number. Using 29A will devalue 29 Longwood Avenue.</p>
<p><i>Response 2</i> <i>The numbering of properties is determined by the Council and is based on the location of the driveways to provide consistent addressing for emergency services. The property is correctly addressed as 29A Longwood Avenue, Newstead as the proposed dwelling is accessed before the dwelling at 31 Longwood Avenue. Property owners do not own the number allocated to their property. There is no capacity within the planning scheme to have regard to potential impact on property values.</i></p>

Issue 3

The extra traffic is a concern as Longwood Avenue is a cul-de-sac and there is an existing home business at 22 Longwood Avenue. There are issues with parking on the street, rubbish bin location and noise.

Response 3

The development of a single dwelling on the existing vacant lot will add a daily annual average of 8-10 vehicle movements on Longwood Avenue. This is considered to be well within the existing capacity of the road. Whilst the location of rubbish bins can often be difficult in a cul-de-sac, it is considered that an additional two bins can be accommodated, albeit in front of another dwelling. Ample parking is proposed on the site for residents and visitors. The site uses an existing crossover and is not expected to contribute to any existing on-street parking.

Issue 4

Concern with additional dust generated from the existing gravel driveway. Consideration should be given to a condition requiring the sealing of the driveway.

Response 4

The winds over Launceston are predominately north-westerly and as a result dust from the existing compacted driveway will generally be blown away from the Longwood Avenue dwellings. An advisory note will be included with regard to the driveway and the emission of dust that may affect the amenity of nearby residents.

Issue 5

Every year there are one or two flood events that cover the driveway and this is likely to increase with climate change. Unacceptable to build another dwelling with the existing access issue.

Response 5

It is noted that the existing access to 31 Longwood Avenue and further approved in 2015 as the access to the residentially zoned land on the northern side of 29A Longwood Avenue, is subject to inundation from both urban stormwater and riverine flooding. Noting that the urban stormwater modelling has not had regard to the existing driveway and culvert, thus limiting its reliability, it was estimated that for brief periods of time in peak events, floodwater over the driveway may reach 20cm. Whilst driving through flood waters is not recommended, such a depth is considered safe for people and vehicles. With regard to flooding from the river, contour information suggests that the existing driveway is around 3.75m at its lowest point, whilst the 20% Annual Exceedance Probability (1 in 5 AEP) will reach 4.05m AHD and the 1% AEP would reach 5.6m. Clearly, in these events, both the existing dwelling at 31 Longwood Avenue and the proposed dwelling will be cut off from Longwood Avenue. With the advent of climate change, these flood levels can only be expected to rise, with the 1% AED predicted to reach 5.9m. Existing ground level at the site of the proposed dwelling is around 15m AHD. Whilst the dwelling will remain clear of flooding, a condition is proposed requiring the preparation of Flood Management Plan to the satisfaction of the Manager City Development prior to the commencement of works. Similarly, whilst flood consideration is primarily given to the safety of the dwelling rather than attempting to regulate the access, the proponents have the opportunity at any time in the future to increase the height of the driveway and reduce inundation frequency. A note will be included recommending that consideration be given to upgrading the access driveway to mitigate the flood risk.

Issue 6

Adjoining property owner was not informed of the subdivision or the sale of the land.

Response 6

There is no reason why an adjoining owner would necessarily be notified about the private sale of a parcel of land. 29A Longwood Avenue was created by DA0225/2015 and the application was advertised in the Examiner newspaper on 8 August 2015 along with a site notice. Neighbour notices were mailed on 6 August 2015 to multiple neighbours, including one addressed to the resident at 29 Longwood Avenue.

Issue 7

The site is a wetlands area providing habitat for many endangered species and a dwelling will disturb them and their breeding environment.

Response 7

The proposed dwelling site is above any wetlands area. The site is not currently mapped within the planning scheme as having priority habitat. Whilst it is likely that a number of species are located within or around the lower lands associated with the waterways and the river, it is not considered likely that these are specifically located in immediate proximity of the proposed dwelling site. Similarly, it is acknowledged that there are recorded raptor sightings within 1km of the site, nest locations have not been recorded. The flight paths and sightings of these raptors are over substantial areas of suburban development. As such, the raptors have adapted to the urban environment and hunt in a mix of suburban back yards and open paddocks. It is not considered likely that the development of the proposed dwelling, immediately adjacent to other dwellings in Newstead Crescent, will have any adverse impact on the surrounding flora or fauna, or on raptors or other birds within the broader area. The proposal does not include the removal of any significant trees.

Issue 8

Noise and disturbance from having a second neighbour use the existing driveway. There is a moderate hill at the end of the driveway and the high speed of cars is a safety issue and also causes spraying of gravel onto our dwelling.

Response 8

The introduction of an additional dwelling will result in an annual daily average of around 8-10 vehicle movements per day. On the presumption that the residents will drive in a responsible manner, there is no reason to consider that noise or speed would be unreasonable. Similarly, it is difficult to see how vehicles being driven responsibly could spray gravel onto the representor's dwelling.

Issue 9

The existing dwelling at 29 Longwood Avenue has a wall of glass on its northern side and its privacy will be impacted by people looking directly into the dwelling every time people drive past leaving the site.

Response 9

Having regard to the gradient of the existing driveway and the location of the windows at 29 Longwood Avenue, privacy issues are not considered to be unreasonable. It is noted that the driveway currently provides access to 31 Longwood Avenue and, therefore, no new privacy issue will be created. It is noted that the dwelling at 31 Longwood Avenue was constructed in 2002, whereas the dwelling at 29 Longwood Avenue was constructed in 2009 and presumably had regard to the possibility of privacy issues.

Issue 10

The proposed site is landslip and is not suitable to be built upon.

Response 10

The site is not shown on the landslip mapping of the planning scheme, it is the representor's dwelling at 29 Longwood Avenue that is within a mapped landslip area. Both properties are shown as medium landslip under hazard mapping to be adopted in the new planning scheme, however, this does not impose any restrictions upon the development of a single dwelling. Appropriate engineering certification is required as part of the building permit process.

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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0199/2021 - 29A Longwood Avenue, Newstead - 2 June 2022 [9.2.1 - 10 pages]
2. DA0199/2022 - 29A Longwood Avenue, Newstead - Endorsed Plans - 2 June 2022 [9.2.2 - 15 pages]
3. DA0199/2022 - 29A Longwood Avenue, Newstead - Representations - 2 June 2022 [9.2.3 - 10 pages]

9.3 Amendment 71 - Partial Rezoning of Land at Launceston Golf Club, 27-99 Opossum Road, Kings Meadows from Recreation to General Residential and DA0760/2021 to Subdivide One Lot into Three Including the Construction of a Road

FILE NO: DA0760/2021

AUTHOR: Iain More (Senior Town Planner - Policy and Projects)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

1. To decide whether to reject or exhibit Amendment 71 for a partial rezoning of land at Launceston Golf Club at 27-99 Opossum Road, King Meadows from Recreation to General Residential of the Launceston Interim Planning Scheme 2015 to allow subdivision and residential use; and
2. To determine Development Application DA0760/2021 to subdivide one lot into three including the construction of a road.

PLANNING APPLICATION INFORMATION:

Applicant: Woolcott Surveys
Area of the Site: 27-99 Opossum Road, King Meadows (CT198059/1)
Existing Zone: Recreation
Existing Use: Launceston Golf Club
Receipt Date: 16 December 2021

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

PREVIOUS CONSIDERATION:

Council - 2 December 2021 - Agenda Item 9.1 - Initiated Draft Amendment 68 to the Launceston Interim Planning Scheme 2015, to partially rezone land at Launceston Golf Club at 27-99 Opossum Road, Kings Meadows from Recreation to General Residential, and approve Development Application DA0506/2021 to subdivide two lots into fourteen lots and associated works, road, drainage and electricity infrastructure at 27-99 Opossum Road, Kings Meadows (CT198059/1 and CT4964/1)

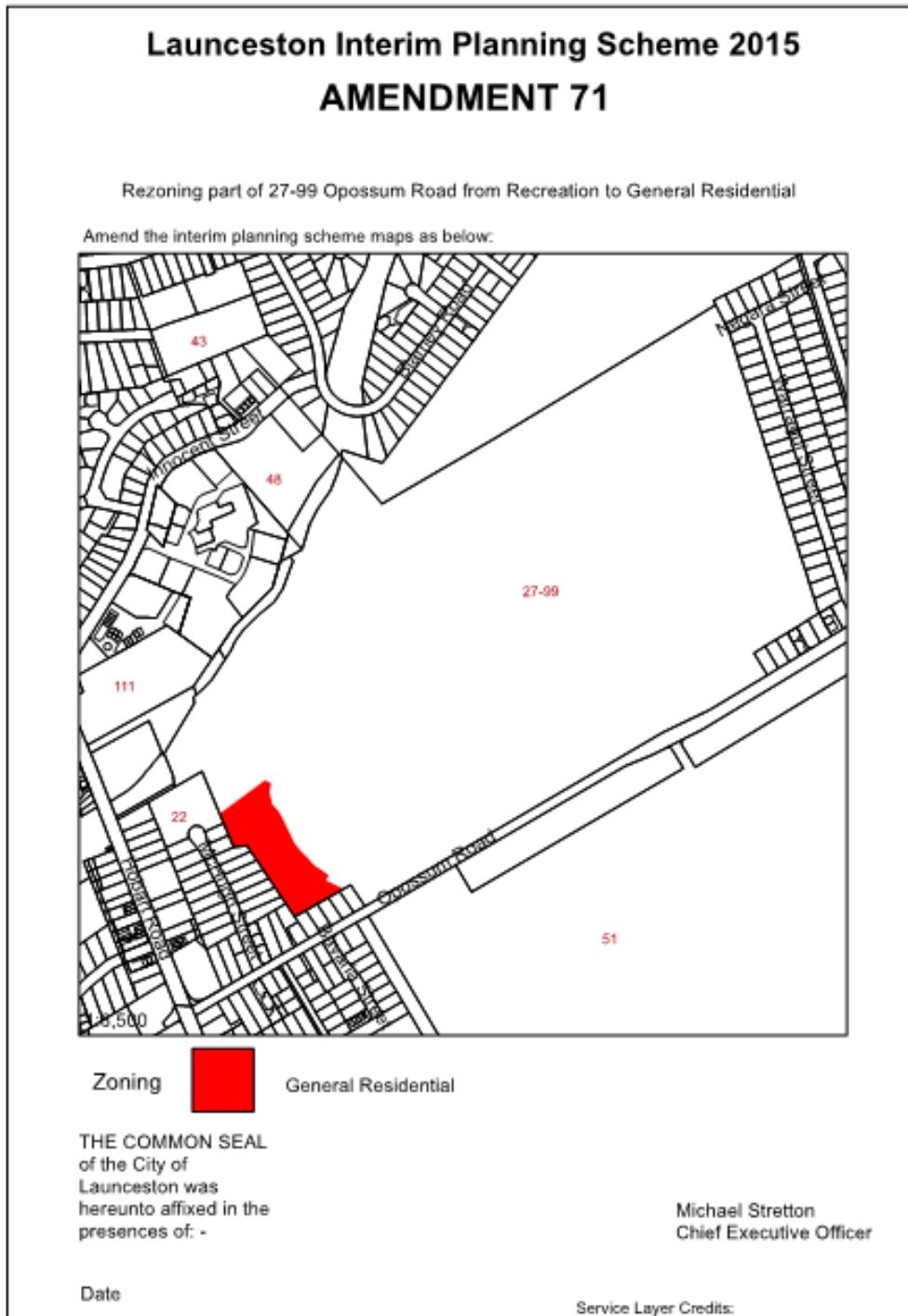
Council - 24 February 2022 - Agenda Item 9.1 - Amendment 68 - Partial Rezoning of Land at Launceston Golf Club - 27-99 Opossum Road, Kings Meadows from Recreation to General Residential Development - Subdivide Two Lots into 14 Lots (SF7379)

Amendment 68 (DA0506/2021 and SF7379), affecting land on the western side of the Launceston Golf Course accessed off Negara Street, Norwood has been previously initiated and exhibited and is currently with the Tasmanian Planning Commission pending final decision. Other than being located on the site of the golf course these applications are not related.

RECOMMENDATION:

That Council:

1. pursuant to the former sections 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 71 to the Launceston Interim Planning Scheme 2015 for a partial rezoning of land from Recreation to General Residential at 27-99 Opossum Road, King Meadows (CT198059/1) as shown below:



2. pursuant to the former section 35(1) of the *Land Use Planning and Approvals Act 1993*, certifies the draft amendment 71;
3. in accordance with former section 38(1)(a) of the *Land Use Planning and Approvals Act 1993* determines the period for public exhibition to be 28 days;
4. pursuant to the former section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0760/2021 to subdivide one lot into three including the construction of a road 27-99 Opossum Road, King Meadows (CT198059/1) subject to the following conditions:

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 Manager City Development unless modified by a condition of the Permit:

- a. Subdivision Proposal Plan, prepared by Woolcott Surveys, Job No. L191207, Edition V03, Sheet 2/7, dated 07/02/22.
- b. Stage 2: Opossum Road Lot Access Road and Concept Services Plan, prepared by Hydrodynamica, Drawing No. 332.31-SK02, Revision D, dated 23/03/2022.
- c. Stage 2: Opossum Road Lot Access Road & Concept Services Plan, prepared by Hydrodynamica, Drawing No. 332.31-SK03, Revision A, dated 23/03/2022.
- d. Stormwater Report, prepared by Hydrodynamica, dated 31/03/2022.
- e. Traffic Impact Assessment, prepared by AH, Revision B, dated December 2021.
- f. Bushfire Hazard Exemption Report, prepared by Woolcott Surveys, Version 1.0, date 02/12/2021.

2. 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.

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/02264-LCC, 06/01/2022 and attached to the permit.

4. 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

5. 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 the Manager Infrastructure and Engineering 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.

6. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and the Council's policy - 27-Rfx-012 - Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

7. SOIL AND WATER MANAGEMENT CONTROL PLAN

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. allotment boundaries, contours, approximate grades of slope and directions of fall.
- b. location of adjoining roads, impervious surfaces, underground services and existing drainage.
- c. location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- d. critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- e. the estimated dates for the start and finish of the works.
- f. the erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.
- g. the sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
- h. timing of the site rehabilitation or landscaping program.
- i. outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the General Manager Infrastructure and Assets Network. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

8. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). No such items are to be placed within the road reserve without approval.

9. CONSENT PURSUANT TO SECTION 14 OF THE *URBAN DRAINAGE ACT 2013*

Prior to the commencement of any works, the applicant must apply for, and be issued with the General Manager's consent to undertake works affecting the watercourse being part of the public stormwater system pursuant to section 14 of the *Urban Drainage Act 2013*.

The applicant must provide a written description of the proposed works and any associated plans.

10. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the General Manager Infrastructure and Assets Network for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including street lighting.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - iii. Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

11. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the General Manager Infrastructure and Assets Network.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
 - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve including a gross pollutant trap and all necessary works at the proposed discharge to Kings Meadows Rivulet to prevent erosion and scour,
 - ii. Provision of a suitably sized connection to the lowest point of Lot 1,
 - iii. Provision of an overland flow path for flows up to a 100 year ARI storm event.

- b. Roads
 - i. Provision of a fully constructed road 8.9m wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages with a constructed turning head, complete with KC type kerb and channel,
 - ii. Provision of a 1,500mm wide footpath located on one side of the road and all necessary pedestrian kerb ramps,
 - iii. Provision of a single vehicular crossing for each lot within the subdivision,
 - iv. Provision of all necessary line marking, signage and other traffic control devices.
- c. Electricity, Communications and Other Utilities
 - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,
 - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

- a. Construction requirements,
- b. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
- c. Construction Audit inspections,
- d. Practical Completion and after a 12 months defects liability period the Final Inspection and Hand-Over.

12. EASEMENTS

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

13. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the General Manager Infrastructure and Assets Network, of the Certificate under section 10(7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the subdivider.

14. COMPLETION OF WORKS

All works must be carried out to the Council's standards and to the satisfaction of the General Manager Infrastructure and Assets Network and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to the Council's standards will be required prior to issue of the Certificate of Practical Completion.

15. AS CONSTRUCTED PLANS

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

16. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the development 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.

17. PROTECTION OF PUBLIC OPEN SPACE

The Public Open Space is to be protected from damage during the construction works by ensuring that:

- a. prior to commencing any work on the subject site the owner must erect fencing on the boundary between the Public Open Space and the subject site.
- b. no building material, stockpiles, skip bins or machinery are to be stored on the Public Open Space.
- c. no excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of the Council to maintain, the Public Open Space.
- d. no access to the subject site is permitted via the Public Open Space without express written consent from the General Manager Infrastructure and Assets Network.
- e. where permission is granted to access subject site via the Public Open Space, any and all damage caused to the Public Open Space is to be remediated within the timeframe specified in the written consent to access.

18. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan of Survey, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots (Lot 1) shown on the final plan. The valuation shall be determined by a registered land valuer and must be not more than 12 months old at the time of the sealing of the final plan. Valuations are to be procured at the subdivider's expense.

19. STREET LANDSCAPING PLAN

Prior to the commencement of works, a landscape plan must be prepared by a suitably qualified person and submitted to the Council. Once approved by the Council, it will form part of this permit. The approved landscaping of the site must:

- a. be completed prior to the sealing of the Final plan of Survey.
- b. provide shade trees on one side of the road of an approved species with a minimum planted height of 2.5m, a minimum trunk diameter of 25mm (measured 1m above the surface) and at an average spacing of one per 20m of frontage.
- c. have each shade tree provided with a means of irrigation, a root guard to prevent damage to adjoining infrastructure and an anti-vandalism tie down to prevent removal.
- d. be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each shade tree.

20. FINAL PLAN OF SURVEY

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0760/2021. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

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.

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

1. REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT

1.1 Introduction

An application was lodged under sections 31(1) and 43A of the former *Land Use Planning and Approvals Act 1993* (the Act), by Woolcott Surveys, for:

- an amendment to the Launceston Interim Planning Scheme 2015, proposing to partially rezone land from the Recreation zone to General Residential zone; and
- a planning permit seeking approval to subdivide one lot into three lots, including the construction of a road lot.

The *Section 43A - Planning Scheme Amendment and Development Application, Partial Rezone and subdivision of land at 27-99 Opossum Road, Kings Meadows*, prepared by Woolcott Surveys, dated December 2021 is contained in Attachment 2. This will be referred to as the *Planning Submission* throughout the report.

The specialised reports forming part of the application are also contained in Attachment 2. These reports will be referred to individually as required.

The *Launceston Interim Planning Scheme 2015* will be generally referred to as *the Scheme* in this report.

1.2 Act Requirements

The legislation allows for a combined application for a permit and a planning scheme amendment to be considered jointly in accordance with section 43A of the *Land Use Planning and Approvals Act 1993*.

43A. Application for a permit when amendment requested

- (1) A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*
- (2) Where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit referred to in subsection (1) concurrently with the preparation of the requested amendment to the planning scheme.*
- (3) An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

The amendment must be decided under section 33(3) which reads:

33. Request for amendment of planning scheme

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

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

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

38. Public exhibition of draft amendment

- (1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in section 32, the planning authority must –*

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

2. Subject Site and Surrounding Uses

The subject site is located at 27-99 Opossum Road, Kings Meadows and comprises of a single title 42.34ha in size. The irregular shaped site contains frontages to Negara Street and Opossum Road. It should be noted that the Launceston Golf Club also contains another title, however, that title does not form part of this application.

The site is home to the Launceston Golf Club, a public golf course with associated facilities. Primary access is gained via Opossum Road.

The site is located south of Launceston CBD in the suburb of Kings Meadows. The surrounding area is of a mixed use nature. To the north are residential areas and Punchbowl recreation reserve. To the east is more residentially zoned land. To the southern is Carr Villa and to the west is a mix of residential, retail, commercial and industrial zoned land. The Kings Meadows activity centre is located along Hobart Road to the west.

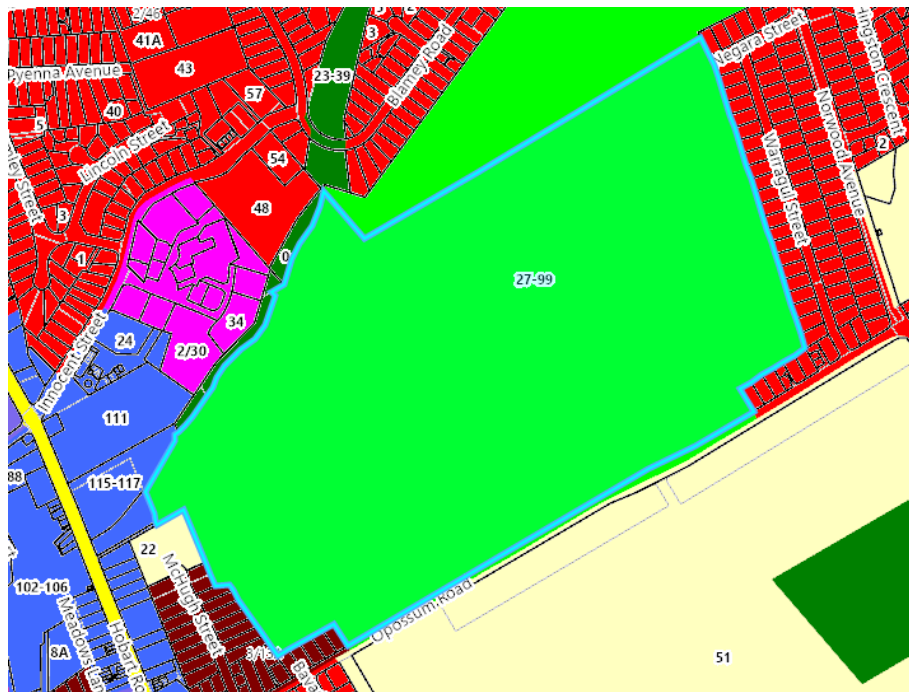


Figure 1 - Subject site and zoning (source: SAM mapping)



Figure 2 - Subject site aerial (source: SAM mapping)

3. Existing Conditions on the Site

3.1 Heritage Values

The site is not listed in the *Local Historic Heritage Code* under the Scheme or within a state listed property on the Tasmanian Heritage Register. There is no identified or known Aboriginal or cultural heritage on the site or adjoining land.

3.2 Scenic Values

The subject site is located within the Local Scenic Management Area - Carr Villa and Punchbowl Reserve Precinct 4.

3.3 Natural Values

No biodiversity value is identified on the site.

3.4 Land Capability

The site is not subject to any land capability assessment.

3.5 Environmental Hazards

3.5.1 Bushfire

Whilst the site contains bushfire prone vegetation, the proposed area of development is outside of this area.

3.5.2 Flood Hazard

The development area of the subject site is not shown as being subject to a flood risk on the Scheme overlay maps.

3.5.3 Landslip

The subject site is shown on the Hazard Planning Maps produced by the Department of Premier and Cabinet to be subject to Low and Medium hazard bands (refer to Figure 3).



Figure 3 - Landslide Risk (source: SAM mapping)

3.5.6 Infrastructure

The subject site is located within an area that is serviced by reticulated sewerage, water and stormwater infrastructure.

3.5.7 Waterway

There is a water feature buffer along the Kings Meadows Rivulet, as shown within the image below:



Figure 4 - Water Feature Buffer (source: SAM mapping)

4. Proposal

The proposal seeks:

- to amend the Launceston Interim Planning Scheme 2015 (the Scheme), rezoning a portion of the land from the Recreation zone to General Residential zone; and
- a planning permit to subdivide one lot into three, including the creation of a new road lot (refer to Figure 5).



Figure 5: Proposed Plan of Subdivision

The subdivision plan identified three lots:

- Lot 1: 1.28ha
- Lot 2: 40.9ha
- Lot 3: 1,844m²

Lot 1 is proposed to be rezoned to General Residential, to allow for future residential use. The balance lot (Lot 2) as well as the road lot (Lot 3) will retain recreation zoning. A rezoning plan is identified in Figure 6 below:

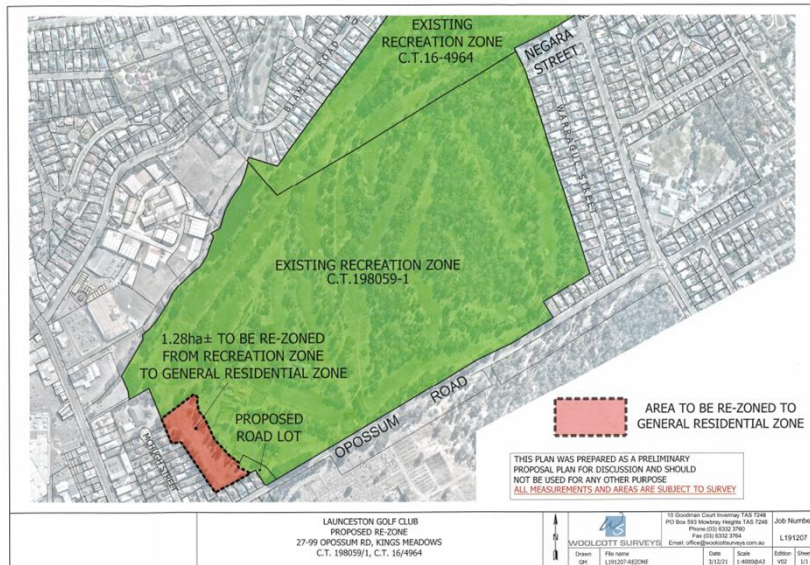


Figure 6: Rezoning plan

The road lots will be upgraded to comply with the relevant road standards at the time of construction.

4.1 Landowner Consent

The land is owned by Launceston Golf Club Ltd and consent was provided 12 December 2021.

4.2 Considerations for an Amendment

The relevant requirements of section 32 (1) of the Act are outlined below:

32. Requirements for preparation of amendments

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

Response: (e) The subject site is in a location where there is an established residential character. Rezoning of a portion of land to allow for a large, single residential lot is consistent with the surrounding character. The reduction in recreation land from the golf course is considered acceptable to permit this new compatible use.

The proposed amendment will avoid the potential for land use conflicts with the adjacent area.

In regard to (ea), Section 30O is considered in detail below.

30O. Amendments under Divisions 2 and 2A of interim planning schemes

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*
- (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*
 - (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
 - (b) the amendment does not revoke or amend an overriding local provision; and*
 - (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*
- (3) Subject to section 30EA, an amendment may be made to a local provision if –*
 - (a) the amendment is to the effect that a common provision is not to apply to an area of land; and*
 - (b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*
- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*
- (5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –*
 - (a) taking an optional common provision out of the scheme; or*
 - (b) taking the provision out of the scheme and replacing it with another optional common provision.*

Response: (ea) The amendment concerns a local provision of the Scheme. An assessment of the Northern Tasmania Regional Land Use Strategy (NTRLUS) June 2018 has been undertaken, where it is determined to be consistent.

The amendment does not propose to modify, remove or insert a common provision. The proposed rezoning is considered to be a local provision and is able to be amended under Division 2 or 2A.

The amendment must also consider the requirements of section 20(1) of the Act as set below:

- (1) *A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker –*
 - (a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme;*
 - (b) *prepare the scheme in accordance with State Policies made under section 11 the State Policies and Projects Act 1993; and*
 - (c) *.....*
 - (d) *have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*
 - (e) *have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

Additionally, the planning authority must also have regard to section 43C with respect to the proposed subdivision.

43C. Applications referred to in section 43A

- (1) *In determining an application referred to in section 43A, a planning authority, in its opinion –*
 - (a) *must seek to further the objectives set out in Schedule 1; and*
 - (b) *must take into consideration such of the prescribed matters as are relevant to the use or development subject of the application.*

Section 20(1) and 43C(1)(a) requires the objectives set out in Schedule 1 to be considered. A response to the objectives is provided below:

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

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

Response: The land in question is not mapped as having any ecological value.

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

Response: The area to be rezoned adjoins Inner Residential developed land to the west, noting that this is proposed to be General Residential under the new State-wide planning scheme. This will maintain a fair and sustainable use of air, land and water.

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

Response: The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.

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

Response: The development will allow the creation of 1.28ha residential lot, with the potential for future subdivision or multiple dwelling development. This will stimulate economic growth through the construction industry and purchasing of the land. At a time where housing is in high demand, the development of new, vacant residential lots is highly encouraged to help stimulate the economy.

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

Response: This application was referred to TasWater. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

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

The objectives of Part 2 must also be considered -

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

Response: The amendment is consistent with the objectives of the NTRLUS, Launceston Residential Strategy 2009-2029 and the Scheme. Being within the urban growth area, its development is contiguous to a residential neighbourhood.

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

Response: An application made pursuant to section 43A of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The application of the General Residential Zone will enable the land to be assessed against the relevant provisions of the Scheme.

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

Response: The assessment of the proposed amendment and subsequent subdivision have considered the effects on the natural values of the subject site and water resources.

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

Response: The proposed amendment is consistent with the local, regional and State policies as assessed by this report.

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

Response: The application is made under former section 43A of the Act and includes a rezoning of land to the Scheme to facilitate consideration of the proposed subdivision. This process allows for the concurrent assessment of an application which would otherwise require two separate processes.

- (f) ***to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation***

Response: The amendment facilitates housing choice and diversity through the development of a large, single residential lot.

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

Response: The site is not listed as a local heritage place by the Tasmanian Heritage Council or by the City of Launceston.

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

Response: As part of the application all new lots will connect into existing infrastructure in a sustainable manner. Comments and conditions from TasWater will help form part of the permit conditions and will allow these connections to occur sufficiently.

- (i) ***to provide a planning framework which fully considers land capability.***

Response: The land is within an urban area and will not be utilised for agricultural purposes.

4.3 State Policies

State Policy on the Protection of Agricultural Land 2009

The policy only applies to rural land. The subject site is located outside of the rural area and is therefore not applicable.

State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. The subject site is located outside of this distance and, therefore, is not applicable.

State Policy on Water Quality Management 1997

The provisions of this Policy are reflected in the E9.0 Water Quality Code in the planning scheme and is considered as part of the assessment of the proposed planning permit application. The assessment of the application addresses this Code to achieve the objectives of this Policy.

National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The Codes within the planning scheme deal in detail with the relevant matters listed above.

5. City of Launceston Corporate Strategic Plan 2014-2024

The City of Launceston Corporate Strategic Plan 2014-2024 (LSP) is prepared under the *Local Government Act 1993* (Tas). The assessment of the application has had regard to the LSP and is generally consistent with the principles and goals:

- To promote Launceston as a unique place to live, work, study and play;
- To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards;
- To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions;
- To develop a strategic and dedicated approach to securing economic investment in Launceston;
- Supports housing choice and diversity in a planned location;
- Stimulates population growth in the municipal area; and
- Considers the impacts on the natural values of the site.

The amendment and development proposed will assist in achieving these goals. This will occur by:

- Developing new vacant residential land within an attractive and liveable environment;
- Ensuring all natural values of the development area are considered; and
- Invest in the local community by creating a new vacant residential lot which will allow future development to occur, as well as increase population numbers.

6. Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the site. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed development.

7. Planning Strategies

7.1 Launceston Residential Strategy 2009-2029

The Launceston Residential Strategy 2009-2029 (LRS) provides a strategy for housing within the Launceston municipality over 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 1 - Urban redevelopment for new houses in accessible locations.

The current zoning of the land is Recreation, which prohibits residential use. A partial change to the General Residential zoning would allow residential development to occur through application. The site is within a fully serviced area.

The site is located within the area of Kings Meadows, noted as a major district centre and is within proximity to identified centres. The rezoning and location is considered to meet this tier, as it is within proximity to public transport and centre nodes and is providing a vacant, large residential lot that has the ability to provide for higher density development either through future subdivision or multiple dwelling development. This is encouraged within this area, being an appropriately located lot close to services.

The current demand for residential lots has not been predicted by the strategy. However, projections for a high level growth scenario estimate a general population of 72,903 by 2024, whereas, the population of Launceston, in 2021 has reached 80,916 according to the last census (*Australian Bureau of Statistics, 2020*). Accordingly, identifying underutilised development sites such as this that are fully serviced land accessible to identified centres, helps meet the requirements of the strategy.

It is evident that a growing population is a current trend and the provision of suitable land for residential development is paramount.

7.2 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (NTRLUS) provides the strategic direction for the region (made up of eight municipal areas), over a 20 year time frame until 2032 and supports residential opportunities in appropriate locations.

The site is located within the Supporting Consolidation Area, an urban growth area, within the regional framework. This is land within the developed urban settlement or in areas intended for urban development. G2.1.1 of the strategy identifies this area as:

- Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps G.1, G.2 and G.3;
 - Support reliable and effective transportation and reduce vehicle dependency;
 - Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
 - Promote cohesive communities;
 - Support a wide range of services and facilities;
 - Support access to existing or planned activity centres; and
 - Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.
-

In order to ensure the above is considered, there are a number of policies and actions within the strategy. Relevant to this assessment:

- Regional Settlement Networks
- Housing Dwellings and Densities
- Integrated Land use and Transport
- Regional Infrastructure Network
- Regional Environment Policy

The Planning Submission has assessed the policies and actions relevant to the amendment in detail, referencing specialised reports and strategic information. The relevant policies and actions in the NTRLUS are detailed as follows:

**E2. Regional Settlement Network Policy
E2.4 Specific Policies and Actions**

Regional Settlement Networks	
<p>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the NTRLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> • Priority Consolidation Areas • Supporting Consolidation Areas • Growth Corridor • Future Investigation Areas. <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.</p>

<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance quality of life.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p> <p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; <i>ageing in home</i> options should be provided.</p> <p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement</p>
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Response:

The proposal is for a change to residential zoning to allow a pathway for a large, single residential lot. This lot will be serviced by the existing reticulated systems. Being within a supporting consolidation area, the site is identified as an urban growth area. By permitting the General Residential Zone within this area, there will be a greater flexibility to restructure the existing under utilised land. The amendment is deemed to be consistent with the policies and actions detailed in the above table.

Housing Dwellings and Densities	
<p>RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</p>	<p>RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</p>
<p>RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.</p>	<p>RSN-A12 Encourage well-designed new urban communities through detailed planning provisions.</p>

Response:

The proposal is for a single 1.28ha General Residential lot. There are few lots of this size and this zone left within the municipality. There are even fewer that are located in such an accessible and well established area. Such a lot will be capable of supporting diversity in dwelling types, including single or multiple dwellings.

The General Residential zone provisions will need to be adhered to in future development applications, ensuring that the development pattern of the area remains consistent, whilst adding more land supply to meet the current residential demand. The site is conveniently located to take advantage of walkable areas, shorter vehicle trips and taking advantage of existing local public transport. The amendment is deemed to be consistent with the policies and actions.

Integrated Land use and Transport	
<p>RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p>	<p>RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</p>

Response:

The proposal is within an existing growth area, with easy access to existing transport infrastructure. The amendment is deemed to be consistent with the policies and actions detailed in the above table.

**E.4 Regional Infrastructure Network Policy
E4.4 Specific Policies and Actions**

<p>RIN-P6 Facilitate and encourage active modes of transport through land use planning.</p>	<p>RIN-A10 Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</p> <p>RIN-A11 Future subdivision design is to allow for permeability and connectivity in the transportation network.</p> <p>RIN-A16 Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails and cycle and bus routes.</p>
<p>RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.</p>	<p>RIN-A18 Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</p> <p>RIN-A22 Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.</p> <p>RIN-A23 Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.</p>

	<p>RIN-A24 With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.</p>
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Response:

To access the new residential lot, as part of the development application a new 70m long public road will be created. This new road will allow more defined public access and connectivity into the transportation network. The surrounding public transport routes include bus stops along Hobart Road within the Kings Meadows activity precinct, approximately 500m to the west.

The General Residential Zone is considered to be appropriate for the area. Whilst there are no known future public transport upgrades, it is considered that by providing new residential land as an extension of the existing suburban area, there will be more opportunity for upgrades to occur in the future.

The amendment is deemed to be consistent with the policies and actions detailed in the above table.

E.7 Regional Environment Policy

E.7.4 Specific Policies and Actions

Landscape and scenic amenity	
<p>LSA-PO1 Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> • Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; • Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and 	<p>LSA-A02 Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.</p> <p>LSA-A03 Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape;

<ul style="list-style-type: none"> • Need to protect skylines and prominent hillsides from obtrusive development/works. <p>LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.</p>	<ul style="list-style-type: none"> • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. <p>LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (eg. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p>
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Response:

The entirety of the site is located within a Scenic Management area, specifically the Carr Villa and Punchbowl Reserve Precinct 4, as identified on the Planning Scheme overlay mapping.

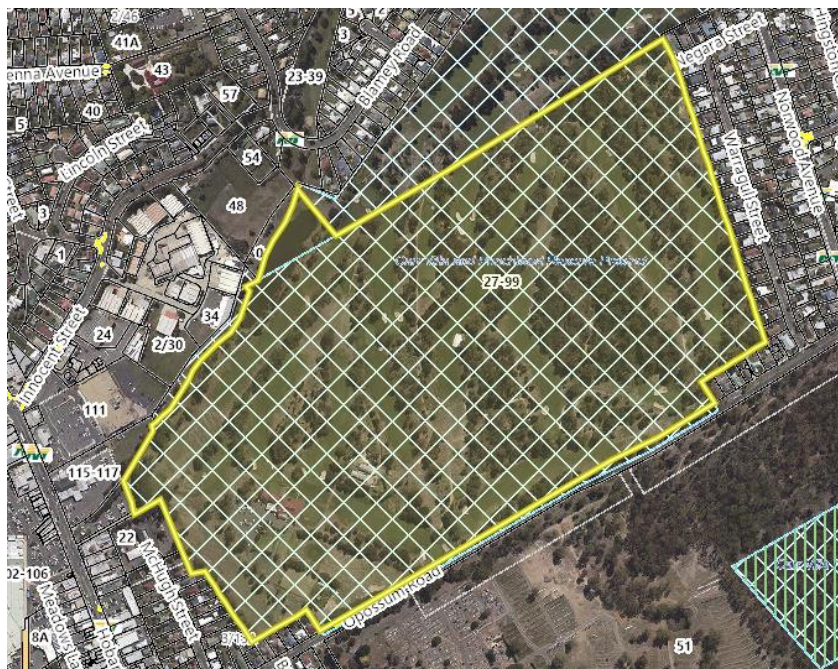


Figure 7 - Scenic Management area is blue hatching (Source: SAM GIS Mapping)

Assessment against the provisions of the Scenic management Code has been undertaken in Part B of this report.

To summarise, there is no vegetation proposed to be removed as part of this development, and accordingly there will be no impact on the visual and scenic amenity of the site or the area.

Future development will also be subject to this code should development be lodged prior to the commencement of the Tasmanian Planning Scheme, noting the scenic overlay is being removed.

8. Referral Agencies

8.1 TasWater

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice (TWDA 2021/02264-LCC) dated 06/01/2022, in support of the proposal subject to conditions.

PART B. DEVELOPMENT APPLICATION

9. Planning Scheme Requirements

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

10. CONCLUSION

The application seeks to partially rezone land at 27-99 Opossum Road, Kings Meadow from the Recreation zone to General Residential zone under the Launceston Interim Planning Scheme and to facilitate a three lot subdivision.

The amendment and planning permit application has been assessed to be consistent with all requirements of the *Land Use Planning and Approvals Act 1993* as set out in this report.

The planning permit application satisfies all the relevant provisions of the Scheme including the code provisions and the performance criteria.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0760/2021 - Amendment 71 - Section 43A Report Planning Assessment -
2 June 2022 [9.3.1 - 9 pages]
2. Amendment 71 - Application Documents - 90 Oppossum Road, Kings Meadows -
2 June 2022 [9.3.2 - 58 pages]
3. Amendment 71 - Draft Instrument - 90 Oppossum Road, Kings Meadows -
2 June 2022 [9.3.3 - 1 page]
4. Amendment 71 - TasWater SPAN - 90 Oppossum Road, Kings Meadows -
2 June 2022 [9.3.4 - 4 pages]

10. ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Thursday 19 May 2022

- Attended the *Song for a Better World* with the Australian Musical Theatre Festival at the Princess Theatre

Friday 20 May 2022

- Attended the *2022 Women's Art Prize Tasmania* at the Queen Victoria Museum and Art Gallery, Inveresk

Saturday 21 May 2022

- Attended the Northern Tasmanian Football Association's Aboriginal Round at Rocherlea

Sunday 22 May 2022

- Attended the Australian Football League's Hawthorn versus Brisbane match at the University of Tasmania Stadium

Friday 27 May 2022

- Attended the *2022 State Budget* lunch in Launceston
- Attended the *40th Anniversary of the Country Club Tasmania* at Prospect

Sunday 29 May 2022

- Officiated at and participated in the *MS Walk Run and Roll* at the Inveresk Railway Turntable and Roundhouse

Wednesday 1 June 2022

- Attended the *Working in the Disability Sector Graduation* at the Door of Hope Conference Centre
-

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 Councillors' 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 Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

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

12.2 Councillors' 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 Cataract Gorge Reserve Advisory Committee Meeting - 12 April 2022

FILE NO: SF0839

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Cataract Gorge Reserve Advisory Committee Meeting held on 12 April 2022.

RECOMMENDATION:

That Council receives the report from the Cataract Gorge Reserve Advisory Committee Meeting held on 12 April 2022.

REPORT:

At its Meeting held on 12 April 2022, the Cataract Gorge Reserve Advisory Committee:

1. received an update on the weed management strategy in the Cataract Gorge which is currently under development; and
2. discussed the *Re-imagining the Cataract Gorge - Implementation Plan 2020-2025* and the current status of projects and programs scheduled for implementation prior to the end of 2025.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

13.2 Northern Youth Coordinating Committee Meeting - 3 May 2022

FILE NO: SF0136

AUTHOR: Claudia Taylor (Youth Development Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Northern Youth Coordinating Committee's regular Meeting held on 3 May 2022.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 3 May 2022.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Tuesday, 3 May 2022 and the following business was conducted:

- Presentation from the Department of Health (DHS) on Public Health's Workforce Development Resources. The DHS has created a suite of resources to support Aboriginal Cultural Respect in Health Services, LGBTIQ+ Inclusive Healthcare, Multicultural Awareness in Health and Community Services and Health Literacy. Associated training resources include, useful videos, discussion guides, webpages and online modules.
- Youth Network of Tasmania is hosting Tasmanian Youth Forum (TYF) in Launceston on Friday, 3 June 2022. The TYF brings together young people from across the State to share their views and opinions on youth issues, as well as ideas and solutions for improving outcomes for young Tasmanians. This year, the TYF's 2022 theme, *I am Me*, provides young people with an opportunity to discuss diversity, equity and inclusion of young people in Tasmania, as well as how they can feel safe and supported to speak out on matters important to them.
- Committee members agreed to commit to a letter of support for the Dorset Community House for their Tasmanian Community Fund application *Bright Dorset Youth Project*. The project will focus on youth services in the area relating to leadership training, youth-led events, employment workshops and physical health and wellbeing programs. Members agreed with the identified need for outreach work in the area.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

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:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

13.3 Heritage Advisory Committee Meeting - 11 May 2022

FILE NO: SF2965

AUTHOR: Tracey Mallett (Manager Liveable Communities)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Heritage Advisory Committee Meeting held on 11 May 2022.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 11 May 2022.

REPORT:

At the Heritage Advisory Committee Meeting held on 11 May 2022 the City of Launceston's Cultural Place Development Officer, Mengda Liu, attended and provided an update on the progress of the recently established Cultural Advisory Committee. Beth Jackson from *Artfully*, has been engaged to develop the City of Launceston's first Public Art Strategy. She joined the meeting via online video conferencing to facilitate a consultation session with the Committee.

The Committee also discussed the following items:

1. Tasmanian Heritage Register
The Tasmanian Heritage Council's intention to remove a duplicated registration for the Scotch Oakburn College, Elphin Campus, 74-78 Elphin Road, Launceston.
 2. Significant Development Applications
Updates were provided on a number of recent Development Applications which included heritage matters.
 3. Launceston City Heart Stage 2 Update
The application for Federal Government funding for the City Heart Stage 2 project via the *Building Better Regions Fund* has been submitted.
 4. Mural Proposal - 174 Charles Street, Launceston
The Committee discussed the proposal and concluded being comfortable with the ground floor mural, including the use of the existing blank signboard for signage only; but that the first floor component of the mural must be omitted.
 5. Heritage Planning Review
An update of the draft Project Plan was provided to the Committee.
 6. Places of Launceston and Heritage Awards
On Thursday, 11 November 2021, the winning and commendable entrants of the photographic categories for the *2021 Heritage Awards* were presented with their prizes and certificates. Discussion planning commenced for the 2022 Awards.
-

7. Heritage Strategy

The Committee is proposing a Workshop be held at a future Meeting to develop ideas around planning for heritage management for the City and promotion of heritage sites.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

13.4 Audit Panel Meeting - 20 May 2022

FILE NO: SF3611

AUTHOR: Paul Gimpl (Chief Financial Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Audit Panel Meeting held on 20 May 2022.

RECOMMENDATION:

That Council receives the report from the Audit Panel Meeting held on 20 May 2022.

REPORT:

The following is a precis of the substantive Agenda Items dealt with at the Meeting:

6.1 Internal Audit Report

Details Noted internal audits and monitoring/actioning processes and deadlines for the Cybercrime External Vulnerability Assessment, the Intellectual Property Review and the IT Business Continuity Review.

Action The Audit Panel noted the verbal and written reports.

7.1 External Audit Report

Details The Tasmanian Audit Office (TAO) conducts regular Performance Audits and discussed their plans to audit six Councils, with the City of Launceston selected as one of the six. The Performance Audit will focus on *Procurement in Local Government*. The TAO also discussed their latest *Memorandum of Audit Findings* and discussed four new issues identified along with progress resolving outstanding items.

Action: The Audit Panel noted the item.

8.1 Outstanding Internal and External Audit Items

Details Approved the resolution of resolved items and noted the inclusion of updates and comments for remaining items.

Action: The Audit Panel approved one outstanding item as resolved.

9.1 Capital Report

Details The Panel noted the results for the quarter ending 31 March 2022.

Action The Audit Panel noted the item.

9.2 Budget Amendments

Details The Panel noted the 2021/2022 Budget Amendments.

Action The 2021/2022 Budget Amendments were approved at the Council Meeting held on 21 April 2022.

9.3 Financial Statements (Analysis and Commentary)

Details The Panel noted the results for the quarter ending 31 March 2022.

Action The Financial Statements for the period ending 31 March 2022 are presented within this Agenda.

10.1 Investment returns and Balances

Details Discussed the provided summaries.

Action The Audit Panel noted the item.

11.1 Risk Report

Details Discussed the approach being taken in identifying effective risk reporting to the Audit Panel.

Action The Audit Panel noted the item.

11.2 Work Health and Safety

Details Noted the Work Health and Safety Report dated May 2022.

Action The Audit Panel noted the item.

12.1 Investment Strategy and Investment Policy

Details Some suggestions were provided to update the wording contained within the Policy and the current review of banking options were noted.

Action The Audit Panel noted the item.

12.2 Enterprise Agreement Negotiations - Update

Details The Panel received a briefing on continuing enterprise agreement negotiations and the impact of salary and wages on the Council's Long Term Financial Plan.

Action The Audit Panel noted the item.

12.3 Audit Panel Work Plan 2022

Details The Panel adopted the provided Audit Panel Work Plan for 2022.

Action The Audit Panel noted the item.

13.1 Chief Executive Officer's Risk Certificate

Details The General Manager's priority list of risk issues were presented and discussed.

Action The Audit Panel noted the item and discussed the various issues raised.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14. COMMUNITY AND PLACE NETWORK

14.1 Small Event Sponsorship Round 1 2022/2023

FILE NO: SF7403

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Small Events (Round 1) 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

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

RECOMMENDATION:

That Council approves the following Small Event Sponsorship Applications to receive the recommended sponsorship amounts.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Youth Spectacular Inc.	<i>Youth Spectacular</i>	82%	\$5,000	\$5,000	\$5,000
Lions Club, City of Launceston	<i>Lions Club City of Launceston Christmas Parade</i>	82%	\$5,000	\$5,000	\$5,000
Beaker Street Ltd.	<i>Beaker Street Festival Fermentation Trail</i>	81%	\$5,000	\$5,000	\$5,000
Launceston Festival of Dance Inc.	<i>Launceston Festival of Dance</i>	81%	\$5,000	\$5,000	\$5,000
Tasmanian Poetry Festival Inc.	<i>Tasmanian Poetry Festival</i>	81%	\$4,000	\$4,000	\$4,000
MOOD Launceston	<i>MOOD Launceston: a queer community event</i>	73%	\$5,000	\$5,000	\$3,750

Organisation	Event	Score	\$Request	\$Assess	\$Recom
The Launceston Players Society (Inc.)	<i>The Complete Works of William Shakespeare (Abridged)</i>	70%	\$5,000	\$5,000	\$3,750
Storylocker	<i>Tasmanian Storytelling Festival</i>	69%	\$5,000	\$5,000	\$3,750
Cancer Council Tasmania	<i>Women's 5km Walk/Run</i>	65%	\$5,000	\$5,000	\$3,750
Clifford Craig Foundation	<i>Run and Walk for your Heart</i>	64%	\$5,000	\$5,000	\$3,750
Emerge Productions	<i>Killers with Benefits</i>	63%	\$5,000	\$5,000	\$3,750
Aeroplane Agency Pty Ltd.	<i>Guts Touring - Launceston leg</i>	58%	\$5,000	\$5,000	\$2,500
Total			\$59,000	\$59,000	\$49,000
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 1					\$43,600
Balance					-\$5,400

REPORT:

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

Assessment Criteria

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

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

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

Inclusiveness - Inclusive and accessible to residents within our community.

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

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

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

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

The Event Sponsorship Policy (05-PI-012) states that Round 1 of the Small Event Sponsorship program covers a five-month period (1 August - 31 December) and will be allocated 40% of the annual budget.

Based on the proposed 2022/2023 budget, available funds for Small Event Sponsorship Round 1 2022/2023 is \$43,600.

The total funds requested in Small Event Sponsorship Round 1 2022/2023 is \$59,000. Based on the assessment results, the recommended allocation of funds is \$49,000.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building our profile and reputation as a great place to live, visit and invest.

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

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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:

3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Proposed Budget	Pre-committed	\$Recom	Balance
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 1	\$43,600	\$0	-\$49,000	-\$5,400
2022/2023 Signature Event Sponsorship Budget	\$225,000	-\$211,250	-\$5,400*	\$8,350

* *Reallocation to the proposed 2022/2023 Signature Event Sponsorship Budget to fund recommended shortfall.*

Proposed 2022/2023 Small and Celebratory Event Sponsorship Budget (remaining for Round 2 - 60%)	\$65,400
Proposed 2022/2023 Signature Event Sponsorship Budget (remaining)	\$8,350

The proposed budget for 2022/2023 Small and Celebratory Event Sponsorship is \$43,600 for Round 1. Should the recommendation of \$49,000 for the Small Event Sponsorship Round 1 be approved, there will be a \$5,400 shortfall in the proposed 2022/2023 Small and Celebratory Event Sponsorship budget for Round 1.

It is recommended that \$5,400 be reallocated from the proposed 2022/2023 Signature Event Sponsorship Budget to supplement the 2022/2023 Small and Celebratory Event Sponsorship budget for Round 1, resulting in sufficient funding for the recommended Small Events.

It has been recommended that a portion of the 2022/2023 Signature Event Sponsorship Budget be used as this budget has not been fully expended and there are no more funding rounds for the 2022/2023 financial year.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14.2 Major Event Sponsorship Round 1 2022/2023

FILE NO: SF7404

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider pre-committing event sponsorship support for Major Events (Round 1) 2022/2023.

PREVIOUS COUNCIL CONSIDERATION:

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

RECOMMENDATION:

That Council approves the following Major Event Sponsorship Applications to receive the recommended sponsorship amounts.

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Launceston Musical Society	<i>Elf - The Musical</i> (Level 1)	86%	\$12,500	\$12,500	\$12,500
Encore Theatre Company Inc.	<i>Jersey Boys</i> (Level 2)	83%	\$15,000	\$15,000	\$15,000
Tasmanian AgriFood Network	<i>agriCULTURED</i> (Level 1)^	81%	\$12,500	\$12,500	\$12,500
Veterans Cricket Tasmania (Inc.)	Veterans Cricket Australia Over 70s National Championships (Level 1)	78%	\$11,000	\$11,000	\$8,250
GTR Events	<i>Tour of Tasmania 2022</i> (Level 1)	73%	\$12,500	\$12,500	\$9,375
Rotary Club of Central Launceston	<i>Tamar Valley Cycle Challenge 2022</i> (Level 1)^	73%	\$12,500	\$12,500	\$9,375
Thai Association of Tasmania Inc.	Thai Food and Culture 2022 Festival (Level 1)	69%	\$10,000	\$10,000	\$7,500

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Launceston International Bowls Classic by East Launceston Bowling and Community Club	Launceston International Bowls Classic (Level 1)**	69%	\$17,860	\$12,500	\$9,375
Tamar Community Peace Trust	2022 Tamar Valley Peace Festival (Level 1)	63%	\$12,500	\$12,500	\$9,375
Tassie Trail Fest	Tassie Trail Fest 2022 (Level 1)	59%	\$12,500	\$12,500	\$6,250
Launceston City Cycling Club	Launceston City Cycling Club 2 Day Classic (Level 1)	55%	\$12,500	\$12,500	\$6,250
Total			\$141,360	\$136,000	\$105,750
2022/2023 Major Event Sponsorship Budget - Round 1					\$84,000
Balance					-\$21,750

Note - there are two levels in this category

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

[^] Chris Griffin (Tourism Northern Tasmania) abstained from assessment of Tamar Valley Cycle Challenge 2022 (Rotary Club of Central Launceston Incorporated) and AgriCULTURED (Tasmanian AgriFood Network).

^{^^} Councillor Alan Harris abstained from assessment of Tamar Valley Cycle Challenge 2022 (Rotary Club of Central Launceston Incorporated)

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

REPORT:

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

Sponsorship Levels

Funding is available under two levels:

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

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

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

Assessment Criteria

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

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

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

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

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

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

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

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

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

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

The Event Sponsorship Policy (05-PI-012) states that Round 1 of the Major Event Sponsorship program covers a five-month period (1 August - 31 December) and will be allocated 40% of the annual budget.

Based on the proposed 2022/2023 budget, available funds for Major Event Sponsorship Round 1 is \$84,000.

The total funds requested in Major Event Sponsorship Round 1 2022/2023 is \$141,360. Based on the assessment results, the recommended allocation of funds is \$105,750.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building the City's profile and reputation as a great place to live, visit and invest; will have minimal impact on the environment and will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 – 2024

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

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

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

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

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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:

3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Proposed Budget	Pre-committed	\$Recom	Balance
2022/2023 Major Event Sponsorship Budget - Round 1	\$84,000	\$0	-\$105,750	-\$21,750
2022/2023 Signature Event Sponsorship Budget	\$225,000	-\$216,650 [^]	-\$8,350*	\$0
2022/2023 Conference and Business Incentives Budget	\$31,200	-\$4,600	-\$13,400*	\$13,200

* *Reallocation to the proposed 2022/2023 Signature Event Sponsorship and Conference and Business Incentives Budget to fund recommended shortfall.*

[^] *Consists of recommended pre-commitments of \$211,250 and recommended reallocation of \$5,400 to the Small and Celebratory Event Sponsorship Budget.*

Proposed 2022/2023 Major Event Sponsorship Budget (remaining for Round 2 - 60%)	\$126,000
Proposed 2022/2023 Signature Event Sponsorship Budget (remaining)	\$0
Proposed 2022/2023 Conference and Business Incentives Budget (remaining)	\$13,200

The proposed budget for 2022/2023 Major Sponsorship is \$84,000 for Round 1. Should the recommendation of \$105,750 for the Major Event Sponsorship Round 1 be approved, there will be a \$21,750 shortfall in the proposed 2022/2023 Major Event Sponsorship budget for Round 1.

It is recommended that \$8,350 be reallocated from the proposed 2022/2023 Signature Event Sponsorship Budget to supplement the 2022/2023 Major Event Sponsorship budget for Round 1, resulting in sufficient funding for the recommended Major Events.

It has been recommended that a portion of the 2022/2023 Signature Event Sponsorship Budget be used as this budget has not been fully expended and there are no more funding rounds for the 2022/2023 financial year.

It has also been recommended to use a \$13,400 of the proposed 2022/2023 Conference and Business Incentives Budget as this budget is often not fully expended and provides an opportunity for the recommended quality applications to be delivered whilst maximising the positive impacts of the Event Sponsorship program.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14.3 Special Event Sponsorship - 2022/2023

FILE NO: SF5892

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider Special Event Sponsorship for Launnie Can Dance.

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 as detailed below:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Assembly 197 (Tasdance)	<i>Launnie Can Dance</i>	76%	\$40,000	\$30,000	\$22,500
Total			\$40,000	\$30,000	\$22,500

REPORT:

A dance artist, a storyteller and a filmmaker will work with schools and the community located in the northern suburbs to create a cross artform performance. *Launnie Can Dance* (LCD) will use dance, physical theatre and film to share an original Launceston story with, by and for the community.

LCD has two key components. The first is a team of highly experienced and capable artists visiting schools from the Northern Suburbs to conduct dance workshops and interview students about a theme current to young people living in Launceston. The LCD team uses movement and ice breaking participatory exercises to get to know the students and develop the theme. Each school will investigate a particular part of the theme through the making of dance sections. All students are interviewed on camera about the theme, and the edited compilation of footage becomes the through line for the performance. The LCD team will also offer Tuesday evening rehearsals where the wider community can be involved.

The second component requires the students from all schools to visit the Princess Theatre and conduct a technical and dress rehearsal before performing the work as a 90 minute dance and video performance. The result is a process and performance that invites young people and the community from the northern suburbs to participate in an arts experience, celebrating their voice, their stories, and cultural pride in Launceston.

Assessment Criteria

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

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

Assessed Figure

The Events Sponsorship Assessment Panel determined to assess the *Launnie Can Dance* event application at \$30,000 rather than the \$40,000 requested. This decision from the Events Sponsorship Assessment Panel was based on the Special Event Sponsorship Guidelines encouraging applicants to apply for up to \$30,000.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community, will have minimal impact on the environment and will provide a number of valuable social impacts for the 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.

Focus Areas:

2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.
5. To understand and support the establishment and growth of new and creative industries and businesses in Launceston.

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

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:

1. To provide for the health, safety and welfare of the community.

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

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

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

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:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Budget	Pre-committed	\$Recom	Balance
2022/2023 Special Events Budget	\$70,000	\$0	-\$22,500	\$47,500

The available 2022/2023 Special Events Sponsorship Budget is \$70,000. Should the recommendation of \$22,500 for the *Launnie Can Dance* event be approved, there will be a balance remaining in the 2022/2023 Special Events Budget of \$47,500.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14.4 Community Grants 2021/2022 Round 2

FILE NO: SF7273

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider applications for Community Grants received in Round 2, 2021/2022.

PREVIOUS COUNCIL CONSIDERATION:

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

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

RECOMMENDATION:

That Council approves the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$
The Men's Table Ltd.	<i>The David Peach Fund - Men's Tables</i>	85%	\$5,000	\$5,000
Just Cats Inc.	<i>Closing the Colony Project</i>	84%	\$5,000	\$5,000
Thai Association of Tasmania Inc.	Traditional Thai Performing Arts Training	82%	\$2,500	\$2,500
Reclink Australia	Reclink Youth - Adventure, Resilience and Wellbeing	81%	\$4,968	\$4,968
Stompin'	<i>Small But Mighty - Primary Stompin' Project</i>	81%	\$5,000	\$5,000
Launceston Improvised Music Association (LIMA)	LIMA Improvised Music Workshops	61%	\$5,000	\$3,750
Citizen Tasmania	<i>None a Week</i>	73%	\$5,000	\$3,750

Organisation	Project/Activity	Score	Requested \$	Recommended \$
St John Ambulance Tasmania	St John Ambulance CPR Awareness and DRSABCD Visual Action Place	72%	\$4,185	\$3,139
Multicultural Council of Tasmania	Community Forum - Launceston	65%	\$5,000	\$3,750
TOTAL			\$41,653	\$36,857
TOTAL AVAILABLE				\$37,091*
BALANCE				\$234

* Includes available budget of \$2,091 remaining from Round 1 2021/2022.

REPORT:

Organisation Applications

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

Assessment Points

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

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

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

The total value of eligible requests received for Community Grants Round 2 2021/2022 is \$41,653. Based on the assessment results, the recommended allocation of funds for Round 2 2021/2022 is \$36,857.

Individual/Team/Group Applications

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

Community Grants (Individuals/Teams/Groups) applications approved from 1 July 2021

Individual/Team/Group	Activity	\$ Approved
Team - NTJSA U13 Boys (Black) Representative Soccer Team	Karl Posselt Cup in Merimbula, New South Wales	\$450
Team - Touch Football Tasmania, Under 16 Girls	National Youth Touch Football Championships, Sunshine Coast, Queensland	\$450
Team - Touch Football Tasmania, Under 12 Girls	National Youth Touch Football Championships, Sunshine Coast, Queensland	\$450
Team - Touch Football Tasmania, Under 14 Girls	National Youth Touch Football Championships, Sunshine Coast, Queensland	\$450
Individual	<i>Windward Bound</i> Youth Leadership Challenge	\$100
Individual	Age National Swimming competition, Adelaide, South Australia.	\$100
Individual	Athletics Australia National Youth Combined Championships, Sydney, New South Wales	\$100
Individual	National Junior Track and Field Championships, Sydney, New South Wales	\$100
TOTAL REQUESTED		\$2,200
FUNDS REMAINING		\$7,800

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended grants will result in a positive economic impact for those individuals/teams/groups and organisations by enabling projects and activities to be undertaken, will have minimal impact on the environment and will provide a number of valuable educational, social, health and lifestyle benefits to the Launceston community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 – 2024

Strategic Priority 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:

1. To provide for the health, safety and welfare of the community.

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

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

Focus Areas:

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

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:

1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
2. To define and communicate our role in promoting social inclusion and equity.
3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Community Grants - Organisations	\$
Available funds for Round 2 2021/2022	\$37,091 *
Amount recommended for Round 2 2021/2022	\$36,857
BALANCE	\$234

* Includes unallocated funds of \$2,091 from Community Grants (Organisations) 2021/2022 Round 1.

Community Grants - Individual/Team/Group	\$
Available Funds 2021/2022	\$10,000
Amount Allocated 2021/2022	\$2,200
BALANCE	\$7,800

The total budget for Community Grants for 2021/2022 is \$80,000. There are two funding rounds per year as per the Community Grants (Organisations) Policy (05-PI-018).

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14.5 Review of Terms of Reference for Community Grants Assessment Panel

FILE NO: SF0488

AUTHOR: Tracey Mallett (Manager Liveable Communities)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider adoption of the Terms of Reference for the Community Grants Assessment Panel.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas) - section 24

PREVIOUS COUNCIL CONSIDERATION:

Council - 7 February 2019 - Agenda Item 15.1 - Community Grants Assessment Panel Terms of Reference Update

RECOMMENDATION:

That Council approves the Terms of Reference for the Community Grants Assessment Panel as detailed below:

Community Grants Assessment Panel Terms of Reference

PURPOSE:

The primary purpose of the City of Launceston Community Grants Assessment Panel (the Panel) is to review and assess grant applications in accordance with the Community Grants Policy and Guidelines. The Panel recommendations allow for informed decision making by Council when approving funding allocation for projects.

OBJECTIVES:

The primary role of the Panel is to:

- consider the clear community need that may benefit from a grant application.
- review and assess applications on the potential social connection and community participation.
- consider whether the project for which the grant is sought includes clear engagement and collaboration with the community.
- provide recommendations to Council on grants to be approved for funding.

Councillors appointed to the Panel will have a secondary role by providing input into the annual recommendation to Council for community organisations seeking assistance via the Concessional Entry to the Council's Waste Disposal Facilities.

MEMBERSHIP:

The Panel will consist of representatives from the City of Launceston and external stakeholder representatives.

- City of Launceston Councillors (three), nominated and appointed by Council.
- External stakeholder representatives (three), nominated through an Expression of Interest process and appointed by Council.

The Panel will include the Manager Liveable Communities and the Grants and Sponsorship Officer, however, these Officers will not have scoring rights.

SELECTION CRITERIA:

Aside from the three Councillors' roles, which will be appointed by Council, eligible external stakeholder representatives of the Panel will be selected based on the following criteria:

- a diverse range of expertise to provide a balance of community experience.
- ability to consider issues in a wider community context.
- good understanding of the key issues and challenges currently facing the community.
- ability to work as part of a team.

SELECTION PROCESS:

The Selection Panel for external stakeholder representatives will include the General Manager Community and Place Network, Manager Liveable Communities and the Grants and Sponsorship Officer. This Selection Panel will assess the nominations against the selection criteria and recommend appointment to Council for endorsement.

TERMS OF APPOINTMENT:

- The term of appointment will be for a two year period.
- Members completing a two-year term may re-apply for a further two-year term.
- Members can serve a maximum of three terms (six years).
- Members are appointed following a publicly advertised Expressions of Interest process, which will be open for a minimum of 14 days.
- Any member may resign at any time by advising of their resignation to the Committee in writing.
- If a Panel member is absent without notification for two consecutive meetings, the Panel can request that Council declare the position vacant. When a vacancy occurs, the Chair is to report this to the Chief Executive Officer, who will determine the process for filling the vacancy.
- Members are not remunerated for their service to the Panel.

MEETING ARRANGEMENTS:

The Panel will meet at least twice a year to coincide with the two grant rounds and at other times as necessary. All grant applications will be assessed in the first instance via an online assessment process, within the time frames nominated below. Panel meetings will provide an opportunity for discussion and review of assessments and to confirm recommendations to Council.

MEETING QUORUM:

An absolute majority of four members is considered a quorum for meetings of the Panel, regardless of the number of Councillors and external stakeholder representatives in attendance.

MEETING NOTICES:

All Panel members will be provided a secure login to the online grants management software. Applications can be read and assessed within this platform.

Meeting Agendas will be distributed to all Panel members electronically, at least four clear days, ahead of the scheduled meeting.

HOW THE PANEL WILL OPERATE:

The Grants and Sponsorship Officer will coordinate the community grants assessment process:

- The Panel will assess all grant applications through an online assessment process prior to a Panel meeting;
- All Panel members will independently review and assess each grant application in accordance with the Community Grant assessment criteria;
- All Panel members will enter their scores online at least four days before the Panel meeting;
- Once applications have been pre-scored, the Panel will meet to finalise assessment scoring which will determine the applicant's eligibility for funding and form the Panel's recommendation to Council; and
- All final decisions on Community Grant funding will be made by Council and are subject to the available budget for that round.

CODE OF CONDUCT:

All Panel members must adhere to the Code of Conduct for Committees. Councillors and the Council's Officers must also adhere to their own relevant Codes of Conduct.

CONFLICT OF INTEREST:

If a Panel member has a declared interest in an event or a project, they must declare prior to assessment of the application. Interests will be managed in a way that respects the Panel member and the operation of the Panel. In the event of a conflict of interest, the Panel member with that declared interest will not be required to score that project and will be required to withdraw from the Meeting during the discussions of that project. The declaration of interest will be noted in the report outlining the Panel's recommendation to Council.

RESOURCES:

The Grants and Sponsorship Officer will coordinate the assessment process; ensuring Panel members have all the necessary support to undertake the assessment process.

REVIEW:

The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

RELATED POLICIES AND PROCEDURES:

14-Plx-033 Code of Conduct for Members of Special Committees

22-PI-030 Code of Conduct Policy

14-Plx-029 Community Appointments to Advisory Committees Policy

REPORT:

The Terms of Reference for the Community Grants Assessment Panel is due for review. At the Panel's last meeting, some discussion occurred as to required changes, especially concerning external stakeholder representation. To date, external stakeholder representatives have provided excellent service and add a diversity of community experience to the community grants assessment process. Minor changes have been made to the Terms of Reference and upon adoption, expressions of interest will be called for external stakeholder representatives to sit on the Panel for the next two years.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. 05-Plx-019 - Community Grants Assessment Panel Terms of Reference With Markup [14.5.1 - 5 pages]

15. INFRASTRUCTURE AND ASSETS NETWORK

15.1 Launceston Flood Authority - Appointment of Directors

FILE NO: SF4493

AUTHOR: Debbie Pickett (Personal Assistant - Infrastructure & Assets)

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To consider the appointment of a Director to the Launceston Flood Authority.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas) - section 30

PREVIOUS COUNCIL CONSIDERATION:

Council - 16 April 2020 -Agenda Item 18.1 - Adoption of the Launceston Flood Authority Rules 2020

Council - 25 July 2019 - Agenda Item 20.2 - Launceston Flood Authority - Appointment of Directors

RECOMMENDATION:

That Council, pursuant to:

1. clause 12.1 of the *Launceston Flood Authority Rules 2020* (ECM Doc Set ID 4273563), appoints Mr Robin McKendrick to the vacant position of Director on the Board of Directors until 25 July 2026.
 2. clause 15 of the *Launceston Flood Authority Rules 2020* approves an annual remuneration of \$3,000 to Mr Robin McKendrick as Director of the Launceston Flood Authority.
-

REPORT:

At the Council Meeting of 25 July 2019, pursuant to Clause 12 of the *Launceston Flood Authority Rules 2008*, Mr Robin McKendrick was appointed as Director on the Board of Directors for the Launceston Flood Authority (LFA) for a three-year term.

The Council adopted the new *Launceston Flood Authority Rules 2020* (LFA Rules) at a Council Meeting on 16 April 2020 (ECM Doc Set ID 4267340).

Part 3 of the LFA Rules deals with the Directors of the LFA. More particularly, Clause 12 deals specifically with the appointment of Directors of the LFA. Clause 12.1 states:

The Directors (individually or en bloc) shall be appointed and removed from office by or at the direction of Council.

It is recommended that Mr Robin McKendrick be appointed as Director of the Board of Directors of the LFA, for a four-year period, in accordance with the LFA Rules.

Pursuant to clause 15 of the LFA Rules, an annual remuneration of \$3,000 for Mr Robin McKendrick as Director of the LFA is recommended to align remuneration with the associated complexity of matters considered by the LFA Board.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The provision and continued maintenance of the Launceston flood levees has significant benefit to the broader community. The social benefits of protecting the broader community from major floods are significant.

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 AND FINANCIAL IMPLICATIONS:

The sitting fees are consistent with the LFA Annual Budget.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

16. ORGANISATIONAL SERVICES NETWORK

16.1 Public Consultation Feedback - 2022/2023 Budget and Annual Plan

FILE NO: SF6939/SF5669

AUTHOR: Nathan Williams (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the 2022/2023 proposed budget and annual plan public consultation process, the responses submitted and Council's response to each submission.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 21 April 2022 - Agenda Item 14.1 - Draft Proposed 2022/2023 Annual Plan and Statutory Estimates (Budget)

Workshop - 12 May 2022 - Budget, Rate Modeling and Public Consultation Feedback.

RECOMMENDATION:

That Council:

1. receives the submissions from:
 - (a) John Cashion
 - (b) Anne Veldhuis
 - (c) Wayne Anderson
 - (d) Leigh Murrell
 - (e) David Hamilton
 2. notes that no amendments are proposed to the Draft 2022/2023 Annual Plan or Statutory Estimates (Budget) as a result of the submissions received;
 3. notes that the Council Meeting of 16 June 2022 is the intended date on which the budget will be adopted and the rate will be set.
-

REPORT:

On 21 April 2022 Council approved the release of the Proposed 2022/2023 Annual Plan and Statutory Estimates, which included the Capital Program and Major Operational Projects.

Council invited feedback from the community, with the submission period closing at 5.00pm on Thursday, 5 May 2022.

The City of Launceston issued a media release regarding the submission period with the relevant documents uploaded to the Council's website. Physical copies were placed in Customer Service at Town Hall.

Five submissions were received. They are listed below along with the Council's response.

Submission 1

Why can't the Council adopt a discount for early payment of rates as other councils offer this, example below. Pay a full amount in one go and receive a discount off the total amount. Currently there is no incentive to pay this way or quarterly to make any savings for the rate payer. This adopted would allow the council to receive money a lot earlier than normally be the case.

City of Launceston Response

The Council does not offer early payment discounts. The reason being that this would disadvantage those members of the community who cannot make early payments and in effect would be required to pay more to compensate for the shortfall in rates revenue received should early payment discounts be offered.

Submission 2

I would like to make some observations/suggestions concerning the proposed rate increase as published recently in the Launceston *Examiner*. I fully understand the need for on-going increases (and appreciated the 2 year "freeze" during Covid times).

However, these headlines always cause a ripple of "dread" to we "home owning single pensioners", as it is obviously one of our biggest annual expenses. Obviously, I appreciate the annual pensioner discount and the ability to pay my rates in 4 x different instalments.

My records show that my Pensioner Discount during the last 10 years has been between 14.15% and 15.25% - which obviously does not quite keep pace with the general \$AAV rise. So, my question is: Could the Council perhaps review these Pension Discounts to have a higher percentage deduction? Alternatively, perhaps Pensioners/Concession Card Holders, could be offered various payment options like:

- 6 x smaller instalments per year - or
- larger discounts if the full amount is paid by 30th November each year.

Thanking you for your time and for allowing the people of Launceston to have a platform to voice their concerns.

City of Launceston Response

The Council offers flexible payment terms for all ratepayers. The request to enter into six smaller payments throughout the year could be accommodated through discussions with the Council's Rates Team and ratepayers are encouraged to contact the Council to discuss these options.

The Council does not offer early payment discounts for the reason that this would disadvantage those members of the community who cannot make early payments and in effect would be required to pay more to compensate for the shortfall in rates revenue received should early payment discounts be offered.

The Council compensates increasing Assessed Annual Value (AAV) increases, which have taken place in recent years, by lowering its rate in the dollar charged so that ratepayers are not unfairly charged for increasing property values.

Submission 3

To the Alderman and Mayor Launceston City Council.

My name is Wayne Anderson. I'm a resident in Bardenhagens Rd off Austins Rd in Turners Marsh. I have lived at this address for the past 21 years.

This Road is approximately 3.5km long and has 29 residences. Austins Rd used to be a through Rd but has since been closed so now is a no through Rd. In the past the Council would require two grades per year to maintain. In its current form this Rd has not been graded for more than 12 months atm.

We, the residents of this Rd, pay rates of around 50k per annum and have received no service from Council in more than now 12 months. I ask is this acceptable to take residences money and provide no service to us at all?

In my view this Council is obligated to provide us the rate payer with a service that's consistent with our contributions. I request that this Council open a consultation process with residents to work out a way for council to deliver a much needed upgrade of our Rd.

It isn't fair to just keep taking our \$ and giving us nothing in return. We pay our Rates like everyone else and at the same rate as metro areas. I have taken the action to stop my direct debit of my rates till the council starts a process of consultation for an upgrade of this Rd.

Again, the 29 residences deserve a better out come from this council than the one provided, after all we are rate payers as well and for too long watch our \$ go elsewhere. This council really has only two options regarding this situation? One would be to upgrade this Road to a required standard or, reduce our rate to reflect the service we don't receive.

I urge this Council to start a consultation process with residence to provide a service to residence consistent with our contributions. I also note from the 22-23 budget that an allocation of 50k and another 100k through grants is the contribution this council makes to Rural Rd in this entire municipality.

Quite outrageous considering the contributions these residences provide to this Council. Please consider our plight and stop ignoring us and discriminating us as we are the same rate payers as everyone else.

City of Launceston Response

The Council is responsible for the maintenance of the first 300m of Bardenhagens Road beyond Austins Road. This road segment is maintained as part of the Council's routine maintenance schedule. The last inspection of this road segment, just over one month ago, indicated that the condition of the road was satisfactory and did not justify any additional grading or re-sheeting.

Beyond this 300m mark, the road is classified as a user maintained road. This means that, whilst it is a public road, it is not a road that the City of Launceston has ever held a maintenance responsibility for, nor is there intent to assume such responsibility. The responsibility for maintenance of the road falls to those wishing to use the road. The status of this road is made apparent on the Council's Land Information Certificate (section 337 Certificate) for all properties fronting this road.

The Council's rates are charged to cover the cost of services provided throughout the municipality. Road funding is drawn from this overall funding and is not allocated based on the rates paid by adjoining properties. Analysis has shown that the proportion of rates received from rural areas of the municipality is less than the proportion of road maintenance expenditure on rural roads; meaning that rates received from urban areas are supplementing road expenditure in rural areas. Accordingly, the Council disagrees that it does not provide a proportional service to rural road maintenance.

Submission 4

Hello,

My submission is brief, however, I believe that it is of critical importance not just for me but for all Pensioners. You claim that the increase is minimal or modest and that may be true if one is to look at it in a cold and remote, budgetary sense. However, it is not just rates that are impacting on us at this point in time because the cost of living is rocketing upwards at an alarming rate and basics such as rent, food and petrol for example are noticeably more expensive and there is truly no end in sight. Times are going to get tougher and it may be ok for those of you earning considerable salaries to keep pace with inflation and likewise you can more easily view the proposed increase as modest. Conversely, trying to live on a pension that is also running in this race, is like comparing a mobility scooter to a Formula 1 race car.

Pensioners, and others on welfare, are going backwards from so many fronts at present and your proposed rate increase must be considered in this light, as part of a combined onslaught on limited funds and not just as a "modest" increase by itself. I urge you to take this into consideration because if you don't, the Council will likely face an increasing level of financial stress in the community and people will be needing more direct help from you and this will impact on the whole community.

The basic rule when the economy is facing tough times is to cut spending on the luxury items on one's wish list and redirect them to more basic needs. I suggest that Council should seriously consider this because, if you are truly doing the job you have been elected to do, and that is caring for the whole community, you will require extra funds to help support those struggling in the coming tough times. It is not time for monuments and non-essential projects.

City of Launceston Response

Unfortunately, the Council is not immune to increasing costs such as fuel, construction, utilities and other consumables. With a workforce of over 500 people, it is critical that a rate increase, well below annual Hobart CPI to March 2022 of 5.8%, is budgeted for to ensure critical services can be delivered to our community.

The Council has proposed a more than usual constrained Capital Works program for 2022/2023 which is in response to a tightened budget and only 6% of this budget is allocated to new projects which is placing a focus on the renewal of our existing assets and facilities.

The Council does offer flexible payment terms and has a hardship policy in place for ratepayers who require assistance in what we understand are challenging times for all members of our community.

Submission 5

Good afternoon,

Thank you for making the draft City of Launceston budget available for public comment.

I obtained a copy in order to find out if any funds have been allocated to Snake Track, North Lilydale. Alas, my investigations have been inconclusive. Text searches of the two larger documents failed to find any matches to "Snake" or to "Snake Track", leading me to conclude that if any funds have been so allocated, you are not saying so.

Next, I looked at the two financial tables and in the Capital Projects table found a total of \$2,850,000 allocated to road reconstruction projects and \$500,000 to a rural roads re-sheeting program.

The work required to address the safety issues on Snake Track could fit into either of these categories. My questions are, please:

1. Have any funds been specifically allocated to Snake Track, North Lilydale?
2. Have all of the funds in the two categories mentioned above been allocated to specific projects, or are some funds held in reserve for needs arising through the year?

City of Launceston Response

The Council is not responsible for the maintenance of the Snake Track. The Snake Track, whilst it is a public road, is not a road that the City of Launceston has ever held a maintenance responsibility for, nor is there intent to assume such responsibility. The responsibility for maintenance of the road falls to those wishing to use the road. The status of this road is made apparent on the Council's Land Information Certificate (section 337 Certificate) for all properties fronting this road.

RISK IMPLICATIONS:

The risk program provides an effective and transparent prioritisation tool for decision making when long term and annual financial resource allocations are decided. This process contributes to the quality of the longer term financial plans of the Council (including the capital works and asset management programs) and assists in effective decision making in strategic planning which in part need to recognise the future implications of today's decisions. Through the use of a common framework to assess priorities, sound, transparent and defensible financial decisions and recommendations are possible.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Council has a significant economic impact in the region through revenue raising and expenditure. The budget and annual plan contain specific projects and ongoing programs to improve environmental outcomes. The budget and annual plan contain specific projects and ongoing programs to improve social outcomes.

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 longterm sustainability of our organisation.

Focus Areas:

5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

Feedback from community consultation informs the Council's ongoing budgeting process.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

16.2 Financial Report to Council - 31 March 2022

FILE NO: SF3611

AUTHOR: Nathan Williams (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider Council's financial performance for the period ended 31 March 2022.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Audit Panel - 20 May 2022 - Agenda Item 9.1 - Capital Report

Audit Panel - 20 May 2022 - Agenda Item 9.3 - Financial Statements
(Analysis and Commentary)

RECOMMENDATION:

That Council adopts the operational and capital financial reports for the period ended 31 March 2022 and notes that the operational report discloses an underlying surplus of \$1.997m, which is a favourable variance of \$6.603m as compared to the budgeted underlying deficit of \$4.607m.

REPORT:

The attached Statement of Comprehensive Income for the nine months to 31 March 2022 discloses significant variances.

The report discloses an underlying surplus of \$1.997m, which is a favourable variance of \$6.603m as compared to the budgeted underlying deficit of \$4.607m.

The favourable revenue variance is attributable to stronger than budgeted rates revenue due to supplementary valuations, and fees and charges being significantly more than budgeted for by the Launceston Aquatic and the Launceston Waste Centre. The overall fees and charges variance would have been greater if the Paterson Street Central and Northern Inveresk Car Parks were operational.

The favourable UTAS Stadium fees and charges variance is offset by a corresponding unfavourable variance in materials and services. This is due in large part to the additional AFL matches held in 2021.

The favourable labour variance has arisen from both staff vacancies and a budgeted 2.25% Enterprise Bargaining Agreement (EBA) increase that is yet to be implemented. The variance will reduce dependent upon the outcome of EBA negotiations expected prior to the end of the financial year.

The Capital Report shows a total approved budget of \$92.0m.

Total actual and committed expenditure year-to-date is \$46.4m, which is comprised of;

- work in progress expenditure carried over from previous financial years of \$19.9m;
- actual year-to-date expenditure of \$15.2m; and
- \$11.2m committed expenditure.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

As per the report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Financial Statements Analysis and Commentary [**16.2.1** - 3 pages]
2. Capital Expenditure Report 1 [**16.2.2** - 1 page]
3. Capital Expenditure Report 2 [**16.2.3** - 1 page]

16.3 Amendment to Fees - Section 205 - Local Government Act 1993 (Tas) - Public Art

FILE NO: SF5547

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider an amendment to the development application fees set under section 205 of the *Local Government Act 1993* (Tas) in relation to public art.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas) - section 205 - Fees and Charges

PREVIOUS COUNCIL CONSIDERATION:

Council - 5 May 2022 - Agenda Item 13.2 - Notice of Motion - Councillor A G Harris - Waiving of Development Application Fees for Public Art

RECOMMENDATION:

That Council amend the fees set under section 205 of the *Local Government Act 1993* (Tas) to reflect that the fees for development applications, the application fees and the advertising fees, related to public art installations are \$0.

REPORT:

At the Council Meeting held on 5 May 2022, Council adopted a Notice of Motion proposed by Councillor A G Harris that the Council amend its fees and charges to set a \$0 fee for Development Applications for public art.

To enact the decision of Council on 5 May 2022 a formal decision to amend the fees set under section 205 of the *Local Government Act 1993* (Tas) to reflect the intention of the decision is required.

The minimum development application fee is \$428 and the minimum advertising costs are \$379. A development application can not be progressed without payment of advertising costs so to implement the intent of the notice of motion both fees should be \$0 for public art installations.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND 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 AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The General Manager has no interests to declare in this matter.

ATTACHMENTS:

Nil

17. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

17.1 Confirmation of the Minutes

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

17.2 Councillor's Leave of Absence

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

(h) applications by councillors for a leave of absence.

17.3 End of Closed Session

To be determined in Closed Session.

18. MEETING CLOSURE

19. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 16 June 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.