



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 25 AUGUST 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: 25 August 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

A limit of three questions received in writing by 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.

ORDER OF BUSINESS

1.	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2.	MAYORAL ACKNOWLEDGEMENTS	1
3.	DECLARATIONS OF INTEREST	1
4.	CONFIRMATION OF MINUTES	1
5.	COUNCIL WORKSHOPS.....	2
5.1	Council Workshop Report - 18 August 2022	2
6.	COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS.....	4
7.	COMMUNITY REPORTS.....	4
8.	PUBLIC QUESTION TIME	4
8.1	Public Questions on Notice	4
8.2	Public Questions Without Notice	4
9.	PLANNING AUTHORITY	5
9.1	DA0356/2022 - 5 Penicola Place, Newnham - Residential - Construction of Three Dwellings.....	5
9.2	DA0123/2022 - 108 Elphin Road, Newstead - Business and Professional Services - Change of Use to a Medical Centre and Construction of a New Carpark.....	17
9.3	DA0326/2022 - 6 Meadowbank Road, Newnham - Residential - Construction of Four Dwellings.....	28
9.4	DA0396/2022 - 7 Burns Street, Invermay - Residential - Construction of Additions to an Existing Dwelling and Construction of an Additional Dwelling.....	39
9.5	DA0330/2022 - 6 Spencer Street, East Launceston - Residential - Demolish Existing Dwelling and Construction of a New Dwelling	49
10.	ANNOUNCEMENTS BY THE MAYOR	57
10.1	Mayor's Announcements.....	57

11.	COUNCILLORS' REPORTS.....	58
12.	QUESTIONS BY COUNCILLORS.....	58
12.1	Councillors' Questions on Notice.....	58
12.2	Councillors' Questions Without Notice.....	58
13.	NOTICES OF MOTION.....	59
13.1	Notice of Motion - Short Term Rental Accommodation Review - Councillor A G Harris.....	59
13.2	Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker.....	63
13.3	Notice of Motion - N95 Masks - Councillor T G Walker	66
14.	COMMITTEE REPORTS	69
14.1	Transport Committee Meeting - 7 July 2022.....	69
14.2	Tender Review Committee Report - 4 August 2022	71
15.	COMMUNITY AND PLACE NETWORK	73
15.1	Special Events Sponsorship - 2022/2023.....	73
15.2	Small Event Sponsorship Round 2 2022/2023	77
15.3	Major Event Sponsorship Round 2 2022/2023	82
16.	INFRASTRUCTURE AND ASSETS NETWORK	86
16.1	Infrastructure Delivery Expectations	86
16.2	Petition - North Esk Memorial Hall	90
17.	ORGANISATIONAL SERVICES NETWORK.....	94
17.1	Lease - Launceston Racing Pigeon Society Inc.....	97
17.2	Economic Development Strategy	98
17.3	Long Term Financial Plan 2022 - 2032	100

18. CLOSED COUNCIL.....	104
18.1 Confirmation of the Minutes.	104
18.2 Chief Executive Officer's Performance Review.....	97
18.3 End of Closed Session	104
19. MEETING CLOSURE	104
20. NEXT COUNCIL MEETING DATE	104

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 11 August 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 - 18 August 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)(c)

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 18 August 2022:

TasWater Update

Councillors received a presentation from TasWater.

Greater Launceston Plan Review - Update

Councillors received an update on the Greater Launceston Plan Review project.

Annual State Emergency Service Presentation

The Tasmania State Emergency Service provided Councillors with an annual overview of the past 12 months, including the volunteer unit and municipal activities.

Levee Protected Areas Project

Councillors received a briefing on the community consultation findings.

Infrastructure Delivery Challenges and Expectations

Councillors received an overview of the infrastructure challenges that the Council is currently managing, together with an update on the delivery of the capital works program.

Draft Public Art Strategy

Councillors were provided with an update on the Draft Public Art Strategy prior to community consultation and feedback.

Councillors' Code of Conduct Draft Legislation

Councillors were provided with an opportunity to comment on a Draft Bill to enact improvements to the Councillors' Code of Conduct framework.

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 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

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

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

No Councillors' Leave of Absence Applications have been identified as part of this Agenda

7. COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Councillors).

No Community Reports have been identified as part of this Agenda

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1 Public Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)

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

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 DA0356/2022 - 5 Penicola Place, Newnham - Residential - Construction of Three Dwellings

FILE NO: DA0356/2022

AUTHOR: Anushka Gardiye (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:	S Group
Property:	5 Penicola Place, Newnham
Zoning:	General Residential
Receipt Date:	16/06/2022
Validity Date:	20/06/2022
Further Information Request:	28/06/2022
Further Information Received:	08/07/2022
Deemed Approval (extension granted):	31/08/2022
Representations:	19

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.2 Setbacks and building envelope for all dwellings
10.4.6 Privacy for all dwellings
E6.6.2 Design and layout of parking areas

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0356/2022 - Residential - Construction of three dwellings at 5 Penicola Place, Newnham, 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. Cover Page, Prepared by S. Group, Drawing No. A0-001, Dated 28/06/2022.
- b. Site Plan, Prepared by S. Group, Drawing No. A1-001, Rev. A, Dated 28/06/2022.
- c. Site Plan, Prepared by S. Group, Drawing No. A1-002, Rev. A, Dated 28/06/2022.
- d. Floor Plan 01, Prepared by S. Group, Drawing No. A2-001, Rev. A, Dated 28/06/2022.
- e. Floor Plan 02, Prepared by S. Group, Drawing No. A2-002, Rev. A, Dated 28/06/2022.
- f. Floor Plan 03, Prepared by S.Group, Drawing No. A2-003, Rev. A, Dated 28/06/2022.
- g. South Elevations, Prepared by S.Group, Drawing No. A3-001, Rev. A, Dated 28/06/2022.
- h. North Elevations, Prepared by S.Group, Drawing No. A3-002, Rev. A, Dated 28/06/2022.
- l East and West Elevations, Prepared by S.Group, Drawing No. A3-003, Rev. A, Dated 28/06/2022.
- j. Shadow Diagrams, Prepared by S.Group, Drawing No. A3-004, Rev. A, Dated 28/06/2022.

2. AMENDED PLANS REQUIRED

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

- a. a screen planting located along the north eastern side of the lot including the species information.
- b. waste storage area of 1.5m² per dwelling located in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling.
- c. the retaining walls located no less than 1m from any registered easement.

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the planning officer.

3. LEGAL TITLE

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

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00996-LCC, dated 29/06/2022 and attached to the permit.

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. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

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

7. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.

8. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

9. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

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

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

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

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

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

13. 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.

14. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

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

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

All new works must be constructed to the Council's standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). Where applicable, any redundant crossovers and driveways must be removed once the new driveway and/or crossover works have been completed and use has commenced.

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, line marking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 1m, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

17. PROTECTION OF PIPELINES

The existing underground pipes of the Council are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

18. 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.

19. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0356/2022. 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 Heat Pump Use

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

REPORT:

1. THE PROPOSAL

The proposal is for the construction of three dwellings at 5 Penicola Place, Newnham. The lot is currently vacant and the site has access via an existing crossover from Penicola Place.

The dwellings will be two storey with a maximum floor area of 235m² each. The dwellings will comprise a double garage, two bedrooms, bathroom and laundry on the ground level and master bedroom with ensuite and walk in robe, a kitchen, dining, a living room and a deck on the first floor. The proposed internal driveway will allow access to the proposed dwellings from Penicola Place.

The proposed dwellings will have different heights and the maximum height will be 7.5m.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



5 Penicola Place, Newnham (not to scale)

The property, 5 Penicola Place, Newnham is located within the General Residential Zone of the Launceston Interim Planning Scheme 2015 and no planning overlays applicable to the property. The site is an irregular shape internal lot with an area of 1,263m² and is currently vacant. The site is connected to all urban services. The site slopes down towards the north western side at an approximate grade of 5%. Majority of the adjoining lots are currently developed and predominantly single dwellings are located within the surrounding area.

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 Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00996-LCC, dated 29/06/2022.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 13 July to 27 July 2022. Nineteen 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 The proposed development will substantially increase intensity of use of the site and create a negative impact on access to other properties, traffic, road safety and the environment.</p>
<p><i>Response 1</i> The proposal is assessed as compliant with relevant clauses of Launceston Interim Planning Scheme 2015 including E6 and E4 codes which are dealing with the access, parking and traffic related matters.</p>
<p>Issue 2 The proposed development will impact directly on adjacent properties with additional noise generated from vehicular access to and from the proposed development.</p>

The development is on a battle-axe block and would impact directly both my property, and additionally number 3 Penicola Place, in that there could potentially be six vehicles (and additional visitor(s)) entering and exiting the three townhouses multiple times per day/night within metres of the windows of our homes. This would be an issue both with respect to the noise issue and the potential for disturbance from the headlights of those vehicles.

Response 2

No provisions available in Planning Scheme to assess the impact caused by vehicle movements on adjoining properties. In addition, the internal driveways will be separated by a 1.8m high solid fence.

Issue 3

The proposed development results in a substantial impact on the privacy of adjacent residential properties with windows and decks directly overlooking windows of living rooms, bedrooms, verandas, patios and outdoor living spaces of neighbouring properties.

Response 3

The proposal complies with the relevant acceptable solutions of the planning scheme. The proposal comply with the clause 10.4.6 Privacy for all dwellings and the proposed windows will have a minimum setback of 3m from a side boundary and 4m from the rear. Also, a 1.7m high privacy screen will be provided for the proposed decks where required.

Issue 4

There is only one parking space allocated for visitor parking in the proposed development. With a proposal to undertake such major work on the site one would have thought it an ideal opportunity to include multiple visitor parking areas to alleviate current and future traffic movement experienced by local residents and visitors to the area. Penicola Place is a cul-de-sac and currently the street width narrows to single lane access only when there are vehicles parked in the street. This impact would be amplified with the addition of a further three properties and the attendant visitors.

Response 4

The proposal complies with the E6 Parking and Sustainable Transport Code of the planning scheme.

Issue 5

The proposed development substantially impacts the outlook of every neighbouring property. It is considered that this impact is unreasonably detrimental because of the height, location and design of the development.

Response 5

The proposed development will be located to the rear of adjoining properties. The proposed height of the dwellings will be less than 8.5m and complies with the relevant standards of the scheme.

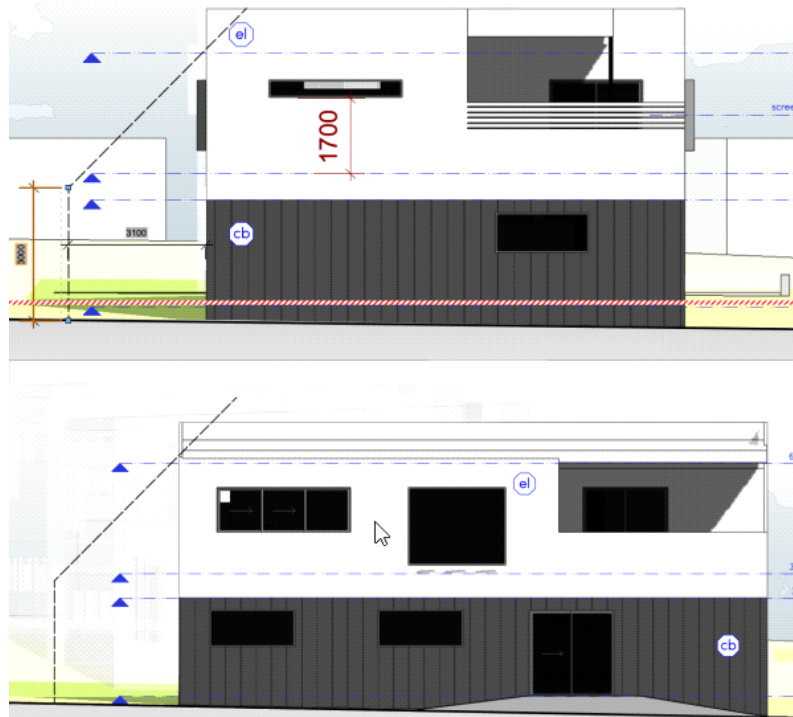
Issue 6

From an aesthetic point of view the architecture and proposed building materials are not in keeping with the majority of buildings in the area. They are box like and reminiscent of stacked shipping containers.

Response 6

The provisions in the planning scheme which are applicable for this assessment does not cover aesthetic values and appearance of the building.

Issue 7 There is not a safe and accessible passing bay when entering the property.
<i>Response 7</i> <i>No changes are proposed to the existing crossover and the proposal is assessed as compliant with relevant performance criteria for passing bay requirements.</i>
Issue 8 It does not comply with the Development standards for Dwellings section 10.4.8(B)(ii) in that the bins are within 5.5m of another dwelling.
<i>Response 8</i> <i>In response to the concerns raised by the representors, the applicant agreed to provide an area for waste storage exclusive use of each dwelling. A condition will be recommended on the planning permit.</i>
Issue 9 It does not comply with the Development standards for Dwellings section 10.4.14(K) in that the development has a significant visual impact-blocking views on all three directions.
<i>Response 9</i> <i>This clause is only applicable to the discretionary uses and the proposed use is permitted within the zone.</i>
Issue 10 It does not comply with the Development standards for Dwellings section 10.4.6(a) in that the units are impacting on surrounding dwellings privacy-looking into everyone's backyards, living rooms and bedroom windows. Also, the design does not show window seals along side the fence in the habitable room at 1.7.
<i>Response 10</i> <i>This issue addressed under the Issue 3.</i>
Issue 11 It does not comply with the Development standards for Dwellings section 10.4.14(m). Changing characteristics of neighbourhood - no two-storey units in the surrounding streets.
<i>Response 11</i> <i>This clause is not applicable to the proposal as the proposed use is a permitted use within the zone.</i>
Issue 12 It does not comply with the Development standards for Dwellings section 10.4.1 in that it does not meet the minimum land size per unit due to deduction of the access strip.
<i>Response 12</i> <i>The proposal meets the relevant acceptable solution for site area per dwelling.</i>
Issue 13 The units are outside the building envelop-double storey requires further setback.
<i>Response 13</i> <i>Units 2 and 3 will be located outside the building envelope. The image below shows the minor protrusions.</i>



The proposal is considered to meet the relevant performance criteria.

Issue 14

The does not comply with the Development standards for Dwellings section 10.4.2 (P3)-impact bulk and scale on adjoining property.

Response 14

The proposed development will sufficiently setback from all sides except towards north eastern side. In response to the representations received during the advertising period, the applicant agreed to have a screen planting along the north eastern boundary as shown in the figure below and this is expected to minimize any possible visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from the properties located to the north east.

Issue 15

The does not comply with the Development standards for Dwellings section 10.4.12 (e)-retaining wall minimum distance from side fence is wrong. It needs to be a minimum of 1m due to easement.

Response 15

The proposal does not comply with the acceptable solution on retaining walls and a condition will be recommended on the planning permit to meet the relevant acceptable solution of the scheme.

Issue 16

The plan levels appear to be on an assumed datum. A builder may have difficulty adopting a datum level. No bench mark appears to have been established onsite to ensure construction heights and levels are adhered to.

Response 16

According to the applicant's response to this issue the spot levels were taken by MAK constructions. The manhole cover in the rear corner of the property was taken as the 0 datum level.

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. DA035/2022 - 5 Penicola Place, Newnham - Planning Scheme Assessment - 25 August 2022 [9.1.1 - 11 pages]
2. DA0356/2022 - 5 Penicola Place, Newnham - Plans to be Endorsed - 25 August 2022 [9.1.2 - 13 pages]
3. DA0356/2022 - 5 Penicola Place, Newnham - Representations - 25 August 2022 [9.1.3 - 33 pages]
4. DA0356/2022 - 5 Penicola Place, Newnham - TasWater SPAN - 25 August 2022 [9.1.4 - 2 pages]

9.2 DA0123/2022 - 108 Elphin Road, Newstead - Business and Professional Services - Change of Use to a Medical Centre and Construction of a New Carpark

FILE NO: DA0123/2022

AUTHOR: Catherine Mainsbridge (Senior 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:	6ty° Pty Ltd
Property:	108 Elphin Road, Newstead
Zoning:	General Residential
Receipt Date:	9/03/2022
Validity Date:	15/03/2022
Further Information Request:	17/03/2022
Further Information Received:	13/07/2022
Deemed Approval (extension granted):	26/08/2022
Representations:	Eight

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 15 July 2002 - Agenda Item 8.1 - 108 Elphin Road, East Launceston - Change of Use - Communal Dwelling - Refused

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.13 Location of car parking
10.4.14 Development for discretionary uses
E4.5.1 Existing road accesses and junctions

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 DA0123/2022 Business and professional services - Change of use to a medical centre and construction of a new carpark at 108 Elphin Road, Newstead, 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 Cumulus, Drawing No. J21094-A002, Rev 01, Scale 1:500, Dated 21/6/2022.
- b. Site Plan, Prepared by Cumulus, Drawing No. J21094-A002, Rev 01, Scale 1:200, Dated 21/6/2022.
- c. Existing Plan, Prepared by Cumulus, Drawing No. J21094-A003, Rev 01, Scale 1:100, Dated 21/6/2022.
- d. Demolition Floor Plan, Prepared by Cumulus, Drawing No. J21094-A004, Rev 01, Scale 1:100, Dated 21/6/2022.
- e. Proposed Floor Plan, Prepared by Cumulus, Drawing No. J21094-A005, Rev 01, Scale 1:100, Dated 21/6/2022.
- f. Proposed Elevation, Prepared by Cumulus, Drawing No. J21094-A006, Rev 01, Scale 1:100, Dated 21/6/2022.
- g. Proposed Section, Prepared by Cumulus, Drawing No. J21094-A006, Rev 01, Scale 1:100, Dated 21/6/2022.
- h. Response to further information request, Prepared by 6ty°, Ref: 22.040, Dated 7 July 2022.

2. HOURS OF OPERATION

The use must only operate between the following hours:

Monday to Friday - 8.30am - 5.30pm

Saturday - 9am - 1pm

3. CAR PARKING

Prior to the commencement of the use, areas set aside for car parking for at least eight vehicles, must be provided.

4. NUMBER OF PRACTITIONERS

Not more than two practitioners may undertake appointments from the premises at any one time.

5. LEGAL TITLE

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

6. EXTERIOR AND SECURITY LIGHTING

Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

7. HOURS OF CONSTRUCTION

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

Monday to Friday - 7am to 6pm

Saturday - 8am to 5pm

No works on Sunday or Public Holidays

8. PROTECTION OF EXISTING TREES AND GARDENS

Existing trees and garden areas identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such 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 to Protect Existing Trees*.

9. SCREEN PLANTING

A screen of trees or shrubs must be planted/retained to ensure reasonable privacy for the adjoining property to maintain a minimum growth height of at least 3m along the southern side boundary.

10. FENCING

Prior to the commencement of the use, the southern side boundary must be provided with a solid (ie. no gaps) fence to provide full privacy between the site and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

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

11. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

12. 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.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

14. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

15. SOIL AND WATER MANAGEMENT PLAN

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

16. AMENITY - COMMERCIAL/INDUSTRIAL USE

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

17. WASTE MATERIALS

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

18. 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 DA0123/2022. 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. Signage

Separate approval may be required for any signage proposed on the site.

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 - Facilities and Highways By-law (No. 1 of 2021).

Prior to the placement of any skip bin, security fencing, hoarding, shipping container, site office or amenity within a local highway, a permit must be issued 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.

Failure to comply with the Facilities and Highways By-law (No. 1 of 2021) or any permit issued pursuant to the by-law may result in enforcement action including the issuing of infringement notices and penalties in accordance with Schedule 1 of the by-law.

REPORT:

1. THE PROPOSAL

The application proposes a change of use of the existing dwelling to a Medical Centre for a specialist plastic and reconstructive practice. Three practitioners, being surgical consultants, will operate from the site on a rotating basis with no more than two practitioners to be undertaking appointments at any one time. Thursday is predicted to be the busiest day.

Hours of operation will be Monday to Friday - 8.30am - 5.30pm and Saturday - 9am - 1pm.

The proposal includes redevelopment of the rear of the building by removing the entertainment area and construction of a waiting room and reception area. The building will otherwise be subject to minor internal alterations including the provision of an accessible toilet.

The area between the street and the building will be modified to provide parking for 10 vehicles. Some of the landscaping will be removed to provide for vehicle movements.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



108 Elphin Road, Newstead (not to scale)

The site is located within the inner suburb of Newstead on the western side of Elphin Road between Lime and Richards Avenue. Development and use in the area beyond the frontage of Elphin Road is predominantly residential in the form of single dwellings including properties developed in the early 1900's. To the north west along Elphin Road toward the city dwellings are intermixed with a number of medical centres, Scotch Oakburn College junior school and some blocks of multiple dwellings. Opposite the site are multiple dwellings and the Launceston Preparatory School. Further south east along Elphin Road frontage is residential development until the Newstead local shopping area.

The site contains a 1905 red brick dwelling, setback from the frontage by a circular driveway infilled with an established garden. Most the site is otherwise developed with buildings and hard surface other than the rear south western corner.

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 Network	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 16 July to 1 August 2022. Eight 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 For the proposed three practitioners 12 spaces are needed but only 10 are proposed. These are not sufficient for the proposed 96 car movements per day.</p>
<p><i>Response 1</i> <i>Table E6.1 states the number of spaces needed for various use classes within the planning scheme. Under the use class of Business and Professional services a doctor's surgery requires four spaces per registered practitioner. The requirement is not based on vehicle movements per day. The application included the appointment schedules where only two practitioners will be consulting at any one time. This changes the requirement to eight car spaces and the permit is to be conditioned to operate under such basis if a permit is issued.</i></p>
<p>Issue 2 Too many accidents have occurred at the junction of Elphin Road and Richards Avenue.</p>
<p><i>Response 2</i> <i>The Council's Infrastructure Development Team has investigated this matter and this has been noted in the report. The number of accidents in the area is minimal and only two have occurred at the nominated intersection in the last five years.</i></p>
<p>Issue 3 Only one side of the Lime Avenue was notified by Council.</p>
<p><i>Response 3</i> <i>The regulation associated the Land Use Planning and Approval Acts require adjoining property owners to be identified, that is properties which share part of a boundary. All appropriate neighbours were advised.</i></p>
<p>Issue 4 Parking numbers seem inadequate. What about admin staff?</p>
<p><i>Response 4</i> <i>The number of spaces is traditional based on one practitioner, one staff and two clients.</i></p>
<p>Issue 5 The likely overflow car parking will extend into neighbouring streets which will impact grassed nature strips and amenity of neighbours.</p>
<p><i>Response 5</i> <i>The use will have the appropriate number of car spaces. Any street parking does not mean vehicles will park on nature strips and the planning scheme cannot control street parking if it does occur</i></p>
<p>Issue 6 The area is already subject to traffic issues from the Preparatory School, bus stops nearby and the pedestrian isle in the street.</p>
<p><i>Response 6</i> <i>Elphin Road is acknowledged as having high traffic volumes, this is the nature of the road. There are peaks at school drop off and pick up times but this is on the opposite side of the road. Bus stops assist the area by reducing the number of cars in the street.</i></p>
<p>Issue 7 Vehicles entering and exiting the site will cause addition noise to nearby residents.</p>
<p><i>Response 7</i> <i>The site will be subject to additional traffic especially on a Thursday. This should not necessarily be a noise nuisance given the vehicle noise experienced daily along Elphin Road.</i></p>

Issue 8 There is no detail of the construction of the waiting area. Surely the works will require demolition.
<i>Response 8</i> <i>The plans do indicate that demolition is required.</i>
Issue 9 Pedestrian risks for users along Elphin Road.
<i>Response 9</i> <i>Vehicles will enter and exit the site in a forward direction which should minimise any risk to pedestrians.</i>
Issue 10 The operation of the business over 6 days is not appropriate for a residential area.
<i>Response 10</i> <i>The proposed hours are allowable for businesses in the zone (clause 10.3.1).</i>
Issue 11 How will an ambulance associated with a medical procedure access the site?
<i>Response 11</i> <i>The use should not require the need for an ambulance.</i>
Issue 12 Personal safety is a concern if it is thought drugs will be stored on site.
<i>Response 12</i> <i>This cannot be considered under the planning scheme.</i>
Issue 13 Medical waste and its collection.
<i>Response 13</i> <i>This will most likely be dealt with by a contractor and is not a direct planning consideration.</i>
Issue 14 The location of car parking in the frontage will impact on the street appeal especially the loss of the garden. There are 28 medical centres in the area and they all have their parking at the rear.
<i>Response 14</i> <i>The site already provides car parking and circulation space in the frontage. There is no space at the rear for parking which does have the benefit of retaining vehicle movements adjoining the road rather than to more private areas at the rear of neighbouring homes.</i>
Issue 15 Loss of privacy to adjoining dwellings.
<i>Response 15</i> <i>The change of use will be different but is not necessarily to an unreasonable level. Clients will park at the front of the building, away from the more private areas of dwellings at the rear. Access to the reception area, which is at the rear of the site, will be via an access along the southern side of the dwelling. Privacy to the adjoining dwelling will be provided by the installation of a fence along the common boundary, a fence is not existing between the properties. The common boundary is vegetated and adjoins the neighbouring driveway. Privacy is not considered to be significantly impacted.</i>

<p>Issue 16 The area is already served by multiple medical centres along Elphin Road, both in the vicinity of Lyttleton Street and in the Newstead activity centre. Why another and why encroach on the General Residential zone and flood it with such uses. Centres should only serve the local community. This lineal development does not align with the planning scheme.</p>
<p><i>Response 16</i> <i>The planning scheme does not specifically allow for an assessment of the number of business uses of any one type. Elphin Road contains Inner Residential, General Residential and Local Business zones. Each zone contains differing provisions which adds to the character of an area over time. The zone does require uses not residential to provide for the local area but what is local. The operator must wish to be located in this area because of where they consider is the best catchment area for their practice.</i></p>
<p>Issue 17 The change of use is counter to the housing shortage in the site.</p>
<p><i>Response 17</i> <i>The Council is unable to prescribe what a property is to be used for other than what a zone may allow for.</i></p>
<p>Issue 18 There is a crest in Elphin Road just to the south which obscures vision of oncoming traffic for six seconds. It is expected that vehicles will turn off to the street not a property and this creates issue.</p>
<p><i>Response 18</i> <i>The traffic situation has been considered by the Council's Infrastructure Team and there is no perceived issue with the site.</i></p>
<p>Issue 19 It is not an appropriate use of a historic property especially the loss of the garden.</p>
<p><i>Response 19</i> <i>The changes to the building will not be substantial and will allow the building to easily be converted back if necessary. The garden at the front will be lost but a condition will be imposed to minimise loss of vegetation.</i></p>
<p>Issue 20 General residential has only allowed medical centres since 2015.</p>
<p><i>Response 20</i> <i>The 1996 Planning Scheme allowed the use of medical centres for general practitioners.</i></p>
<p>Issue 21 Future growth - how will this be addressed?</p>
<p><i>Response 21</i> <i>If a permit is issued it will limit the use to two practitioners on site at any one time.</i></p>
<p>Issue 22 Clause 10.4.14 P1.</p>
<p><i>Response 22</i> <i>The application has been considered against this clause and is considered to meet the criteria.</i></p>

6. CONCLUSION

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

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. DA0123/2022 - 108 Elphin Road, Newstead - Planning Scheme Assessment - 25 August 2022 [9.2.1 - 10 pages]
2. DA0123/2022 - 108 Elphin Road, Newstead - Plans to be Endorsed - 25 August 2022 [9.2.2 - 11 pages]
3. DA0123/2022 - 108 Elphin Road, Newstead - Representations - 25 August 2022 [9.2.3 - 25 pages]
4. DA0123/2022 - 108 Elphin Road, Newstead - Supplementary Information from Applicant - 25 August 2022 [9.2.4 - 2 pages]

9.3 DA0326/2022 - 6 Meadowbank Road, Newnham - Residential - Construction of Four Dwellings

FILE NO: DA0326/2022

AUTHOR: Iain More (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:	Oramatis Studios
Property:	6 Meadowbank Road, Newnham
Zoning:	General Residential
Receipt Date:	7/06/2022
Validity Date:	9/06/2022
Further Information Request:	22/06/2022
Further Information Received:	23/06/2022
Deemed Approval (extension granted):	25/08/2022
Representations:	Four

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.12 Earthworks and retaining walls
10.4.2 Setbacks and building envelope for all dwellings
10.4.3 Site coverage and private open space for all dwellings
10.4.8 Waste storage for multiple dwellings
E6.5.1 Car parking numbers

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 DA0326/2022 - Residential - Construction of four dwellings at 6 Meadowbank Road, Newnham, 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. Cover Page, prepared by Oramatis Studio, Project no. 21100, Drawing No. A01, dated 23/06/2022.
- b. Site Location plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A02, dated 23/06/2022.
- c. Site Plan - Ground Floor Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A03, dated 23/06/2022.
- d. Site Plan - first prepared by Floor Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A04, dated 23/06/2022.
- e. Floor Plans (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A05, dated 23/06/2022.
- f. Floor Plans (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A06, dated 23/06/2022.
- g. Floor Plans (Unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A07, dated 23/06/2022.
- h. Floor Plans (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A08, dated 23/06/2022.
- i. Floor Plans in Site 01, prepared by Oramatis Studio, Project no. 21100, Drawing No. A09, dated 23/06/2022.
- j. Floor Plans in Site 02, prepared by Oramatis Studio, Project no. 21100, Drawing No. A10, dated 23/06/2022.
- k. Privacy Screen Details, prepared by Oramatis Studio, Project no. 21100, Drawing No. A11, dated 23/06/2022.
- l. Unit 2 - Parking turning circles, prepared by Oramatis Studio, Project no. 21100, Drawing No. A12, dated 23/06/2022.
- m. Unit 3 - Parking Turning Circles, prepared by Oramatis Studio, Project no. 21100, Drawing No. A13, dated 23/06/2022.
- n. Elevations 01 (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A14, dated 23/06/2022;
- o. Elevations 02 (Unit 1), prepared by Oramatis Studio, Project no. 21100, Drawing No. A15, dated 23/06/2022;
- p. Elevations 01 (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A16, dated 23/06/2022.
- q. Elevations 02 (Unit 2), prepared by Oramatis Studio, Project no. 21100, Drawing No. A17, dated 23/06/2022.
- r. Elevations 01 (Unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A18, dated 23/06/2022.
- s. Elevations 02 (unit 3), prepared by Oramatis Studio, Project no. 21100, Drawing No. A19, dated 23/06/2022.
- t. Elevations 01 (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A20, dated 23/06/2022.
- u. Elevations 02 (Unit 4), prepared by Oramatis Studio, Project no. 21100, Drawing No. A21, dated 23/06/2022.
- v. Landscape Site Plan - GF Footprint, prepared by Oramatis Studio, Project no. 21100, Drawing No. A22, dated 23/06/2022.
- w. Strata Boundary - Site Plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A23, dated 23/06/2022.

- x. 3D Model - Building envelope, prepared by Oramatis Studio, Project no. 21100, Drawing No. A24, dated 23/06/2022.
- y. Engineering Site Plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A25, dated 23/06/2022.
- z. Driveway - Long Section, prepared by Oramatis Studio, Project no. 21100, Drawing No. A26, dated 23/06/2022.
- aa. Shadow Diagram - 21 June, prepared by Oramatis Studio, Project no. 21100, Drawing No. A27, dated 23/06/2022
- bb. Shed Diagram - Equinox, prepared by Oramatis Studio, Project no. 21100, Drawing No. A28, dated 23/06/2022.
- cc. U2 POS - 21 June - Perspective, prepared by Oramatis Studio, Project no. 21100, Drawing No. A29, dated 23/06/2022.
- dd. U1 POS - 21 June - Plan, prepared by Oramatis Studio, Project no. 21100, Drawing No. A30, dated 23/06/2022.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00949-LCC, dated 28/07/2022 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. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

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

6. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

7. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

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

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

8. 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.

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of Infrastructure and Assets 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.

10. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

11. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

12. 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.

13. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

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

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

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

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

14. SOIL AND WATER MANAGEMENT PLAN

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

15. PROTECTION OF PIPELINES

The existing underground Council pipes are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. footings must be no closer than 1.5m from the outer edge of the pipe,
- b. footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. there must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the Chief Executive Officer or his delegate pursuant to section 13 of the *Urban Drainage Act 2013*.

16. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Dwelling No	Strata Lot No.	Street Address
Unit 1	1	1/6 Meadowbank Road
Unit 2	2	2/6 Meadowbank Road
Unit 3	3	3/6 Meadowbank Road
Unit 4	4	4/6 Meadowbank Road

The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.

17. 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.

18. NO BURNING OF WASTE

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0326/2022. 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 Council's Notice to Waive Right of Appeal is attached.

E. Heat Pump Use

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

REPORT:

1. THE PROPOSAL

It is proposed to construct four new dwellings on a single 1,861m² vacant title. The proposal will result in a site area per dwelling of 465.25m². Due to the slope of the site there will be significant cut and fill. This, however, will assist in reducing the perceived bulk of the buildings, as they will be able to be set into the slope. A new internal driveway is also proposed to service the dwellings, with seven parking spaces proposed. The siting of the four dwellings is detailed below.

Unit 1 - two storey, four-bedroom

Height: 6.95m
Front setback: 10.0m +
Northern side: 18.2m
Southern Side: 2.37m
Western side: 4.58m
Rear: 48.2m
POS: 24m² - deck located south west to the unit

Unit 2 - two storey, four-bedroom

Height: 7.50m
Front setback: 10.0m +
Northern side: 11.2m
Southern Side: 2.71m
Western side: 16.0m
Rear: 36.2m
POS: 30m² - deck located south east to the unit

Unit 3 - two storey, four-bedroom

Height: 5.90m
Front setback: 10.0m +
Northern side: 4.89m
Southern Side: 2.57m
Western side: 32.8m
Rear: 14.8m
POS: 24.0m² - deck located south east to the unit

Unit 4 - two storey, four-bedroom

Height: 6.20m
Front setback: 10.0m +
Northern side: 3.24m
Southern Side: 23.2m
Western side: 4.5m
Rear: 48.2m
POS: 24m² - deck located north west to the unit

Due to the slope of the site earthworks will be required, which will also help facilitate landscaping.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



6 Meadowbank Road, Newnham (not to scale)

The site is located at 6 Meadowbank Road, Newnham, is zoned General Residential and is 1,861m² in size. The site is an internal lot, accessed through a 6m wide access strip and is currently vacant with no vegetation. The site slopes downwards from the north to the south.

The surrounding land is predominantly residential, noting that the Mowbray Golf Course is located 75m to the south over Parklands Parade. The site is connected to all reticulated services and there are no relevant codes applicable. The site is unusual in that it is a large vacant lot in what is an established suburban area of Launceston.

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 Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00949-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. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 2 July to 18 July 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.

<p>Issue 1 Due to the height of the dwellings, there will be a loss of privacy to adjoining properties as they will be able to look into adjoining dwellings and areas of private open space.</p>
<p><i>Response 1</i> <i>The proposal has met all relevant acceptable solutions with regard to privacy.</i></p>
<p>Issue 2 The proposal will overshadow adjoining properties.</p>
<p><i>Response 2</i> <i>It is acknowledged that there will be overshadowing as a result of the proposal. Notwithstanding, the majority of the development is wholly within the building envelope, with only some minor areas outside. An assessment of the building envelope has determined that these protrusions will not cause an unreasonable loss of amenity due to overshadowing.</i></p>
<p>Issue 3 Water pressure and drainage will become an issue.</p>
<p><i>Response 3</i> <i>Water pressure and drainage are not a consideration of assessment. It is noted, however, that all storm water will be required to drain to the reticulated system.</i></p>

Issue 4

The introduction of four new dwellings will add to traffic issues in the area.

Response 4

It is anticipated that there will be less than 40 vehicle movements per day as a result of the proposal. This is consistent and compliant with relevant traffic considerations.

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. DA0326/2022- 6 Meadowbank Road, Newnham - Planning Scheme Assessment - 25 August 2022 [9.3.1 - 12 pages]
2. DA0326/2022 - 6 Meadowbank Road, Newnham - Plans to be Endorsed - 25 August 2022 [9.3.2 - 38 pages]
3. DA0326/2022 - 6 Meadowbank Road, Newnham - Representations - 25 August 2022 [9.3.3 - 2 pages]
4. DA0326/2022 - 6 Meadowbank Road, Newnham - TasWater SPAN - 25 August 2022 [9.3.4 - 3 pages]

9.4 DA0396/2022 - 7 Burns Street, Invermay - Residential - Construction of Additions to an Existing Dwelling and Construction of an Additional Dwelling

FILE NO: DA0396/2022

AUTHOR: Catherine Mainsbridge (Senior 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:	S Group
Property:	7 Burns Street, Invermay
Zoning:	General Residential
Receipt Date:	5/07/2022
Validity Date:	7/07/2022
Further Information Request:	12/07/2022
Further Information Received:	13/07/2022
Deemed Approval (extension granted):	26/08/2022
Representations:	Four

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

10.4.2 Setbacks and building envelope for all dwellings
E6.5.1 Car parking numbers

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 DA0396/2022 Residential - Construction of additions to an existing dwelling and construction of an additional dwelling at 7 Burns Street, Invermay, 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. Site Plan, Prepared by S Group, Project name J006683, Drawing A101, Rev D, Scale @ ISO A3 1:200, Dated 7/6/2022.

- b. Proposed Townhouse Floor Plan, Prepared by S Group, Project name J006683, Drawing A201, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- c. Proposed Elevations Townhouse, Prepared by S Group, Project name J006683, Drawing A202, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- d. Floor Plan Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A301, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- e. Elevations Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A302, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.
- f. Elevations Existing/Proposed Extension, Prepared by S Group, Project name J006683, Drawing A401, Rev D, Scale @ ISO A3 1:100, Dated 7/6/2022.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/01107-LCC, dated 19/07/2022 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. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing/completed within three months of the use commencing; and
- c. maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

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

7. MULTIPLE DWELLINGS - SERVICE FACILITIES

Prior to the commencement of the use each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.

8. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be sufficient to accommodate the difference in flows between the above discharge (pre-development) and the discharge from the site post development.

Prior to the commencement of works, the plans and calculations must be submitted to the General Manager Infrastructure and Assets Network for approval. On completion, an as *constructed* plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

9. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

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

10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

The explicit permission of General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

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

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

11. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to the Council's stormwater mains.

12. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

13. 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 Council 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.

14. SOIL AND WATER MANAGEMENT PLAN

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

15. AMENITY

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.

16. NO BURNING OF WASTE

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

17. 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 DA0396/2022. 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. Heat Pump Use

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

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

A second dwelling is proposed at the rear of the existing dwelling. It contains a two car garage, master bedroom with ensuite, laundry and open plan kitchen, dining and living area on the ground floor. Above the living area portion, there are three bedrooms and a bathroom. The dwelling is to be clad in a mix of materials and will have a low pitched concealed roof.

The application includes internal alterations and a minor extension (10m²) at the rear of the existing cottage. This will provide a more contemporary kitchen, dining and living area to the dwelling.

An existing outbuilding is proposed to be demolished.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



7 Burns Street, Invermay (not to scale)

The site is located in the heart of the established residential area of Invermay. Burns Street is on the eastern side of Invermay Road and accessible by either Taylor or Bryan Streets. It is a low lying area and includes filled swamp land. Parts of the area may be potentially subject to flooding, however, the suburb is protected by flood levees. Burns Street is located on the portion of the suburb which is currently considered to be above the level of a 1:100 year flood event, with the subject site at risk of being isolated if such an event occurred.

The area is characterised by modest sized single dwellings predominantly clad in weatherboards. There are a limited number of sites with more than one dwelling.

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 Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/01107-LCC, dated 19/07/2022.
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 16 July to 1 August 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.

<p>Issue 1 The plans have the same faults as the previous proposal, this being one large opposed to two small buildings.</p>
<p><i>Response 1</i> Each application is treated on its own merits against the provisions relevant at the time.</p>
<p>Issue 2 The 6.5m height is completely out of character with the area. Surrounding homes are classic 1920 architecture. The new building will tower over these and be highly visible from surrounding streets. The two storey structure, the design, colours and height are inappropriate.</p>
<p><i>Response 2</i> The zone allows a dwelling to be 8.5m in height as an acceptable solution, the 6.5m height well within the limits. Given the relatively steep pitch of the roofs upon houses in the area the overall height will be not be too dissimilar. The existing dwelling has an overall height of 5.5m so it is unlikely that the proposed dwelling will be prominent. The design is contemporary but is not necessarily inappropriate.</p>

<p>Issue 3 Privacy of adjoining homes will be lost as the building will look directly into their yards and homes.</p>
<p><i>Response 3</i> <i>The upper level windows meet the necessary 3m setback the acceptable solutions provide for.</i></p>
<p>Issue 4 The proposal will block northern light and overshadow the adjoining properties kitchen, dining and living area, clothes line and outdoor area, with these areas no longer able to be enjoyed.</p>
<p><i>Response 5</i> <i>There is only a very minor encroachment of two x 90mm wide sections of parapet wall at the southern end of the eastern wall. The upper level otherwise appropriately setback from the rear boundary. If shadowing is considered the dwelling to the rear would receive sunlight for at least three hours on the 21 June which is considered appropriate.</i></p>
<p>Issue 6 The lack of success of the first iteration to develop the site with two additional dwellings should cause the Council to listen to concerns from residents and stop this proposal.</p>
<p><i>Response 6</i> <i>The first application was not refused but was withdrawn by the applicant.</i></p>
<p>Issue 7 The declaration of Invermay as a flood prone area, and to encourage only two storey building is generalised as this area has never flooded. The Council's Flood Scheme indicated the area would be <i>generally safe for vehicles, people and buildings</i> even in a 500 year flood event. This is not part of Invermay that two storey buildings should be constructed.</p>
<p><i>Response 7</i> <i>The site is elevated above the 1 in 100 year flood event and therefore, is unlikely to flood in a major event. This dwelling is not two storey for the purpose of flood protection. The zone of the land allows for dwellings to be constructed up to 8.5m as an acceptable height subject to compliance with relevant setbacks.</i></p>
<p>Issue 8 The two storey building will add to the invasion of nearby private space, cause a sense of overlooking because the structure will tower over homes and gardens. The new dwelling is small and cramped. It could be cramped and have eight residents adding to 14 in the existing dwelling. How can this comply with density guidelines?</p>
<p><i>Response 8</i> <i>Clause 10.4.1 of the planning scheme deals with density to which the application complies as shown below: A1 Multiple dwellings must have a site area per dwelling of not less than 325m². The site area is 681m² which results in a compliant density of 340.5m².</i></p>
<p>Issue 9 The parking onsite is tight and occupants of the new two storey dwelling will decide to park in the street which will add to the existing congestion. While four spaces are technically correct it is clear there will be constant friction between occupants for spaces. Existing residents need space for their visitors, trade vehicles etc. It seems short sighted to increase the use of on-street parking for the addition of four or more vehicles.</p>

<p><i>Response 9</i> <i>Perceptions of future residents' actions are not a matter for the planning scheme. The application is short one space in respect of Table E6.1 and use of the on street parking space in front of this dwelling for a visitor is considered appropriate.</i></p>
<p>Issue 10 Local resident traffic is already difficult especially exiting right onto Invermay Road. Other traffic from UTAS and Veolia trucks will make this worse. Approval of this DA will set a precedent for more such infill. Can we have confidence in the Council Master Plan for Invermay to avoid congestion and minimise traffic impact on Invermay Road?</p>
<p><i>Response 10</i> <i>The concerns are noted but this application can only be determined on its own individual merits. The additional traffic using the existing crossover meets the requirements of the Road and Rail code and is acceptable to Council as Road A.</i></p>
<p>Issue 11 Private open space areas of 60m² are hardly that. They will be completely sunless especially given the spaces are enclosed and include narrow strips.</p>
<p><i>Response 11</i> <i>The open space for the two dwellings comply with Clause 10.4.3 of the planning scheme in relation to open space. Both dwellings meet the requirements of the clause.</i></p>
<p>Issue 12 The area has a social mix of residents which creates a village atmosphere which is safe, accessible and benefits from proximity to open space. House prices have risen with people enthusiastic to live in the area. If this development is allowed other greedy developers will rush to put up low quality, low standard infill houses in back yards of homes. The Council should reconsider its approach to Invermay and give recognition to the unique character of the area, stop inappropriate development for financial gain and provide some kind of heritage zoning in Invermay to protect social amenities of the area.</p>
<p><i>Response 12</i> <i>The points are noted. The proposal must be considered against the current provisions and in this case is considered appropriate.</i></p>
<p>Issue 13 The redevelopment of site is supported but the design of the extension is not in keeping with the area especially as the roof is not pitched and the materials are so modern.</p>
<p><i>Response 13</i> <i>The design of the building is not a consideration under the scheme given the acceptable solutions are met.</i></p>
<p>Issue 14 The outbuilding is likely to contain asbestos.</p>
<p><i>Response 14</i> <i>Conditions address this matter.</i></p>
<p>Issue 15 Will there be any replacement of vegetation to balance the loss of the tree.</p>
<p><i>Response 15</i> <i>A landscaping plan has been provided.</i></p>

6. CONCLUSION

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

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. DA0396/2022 - 7 Burns Street, Invermay - Planning Scheme Assessment Council - 25 August 2022 [9.4.1 - 13 pages]
2. DA0396/2022 - 7 Burns Street, Invermay - Plans to be Endorsed - 25 August 2022 [9.4.2 - 6 pages]
3. DA0396/2022 - 7 Burns Street, Invermay - Representations - 25 August 2022 [9.4.3 - 8 pages]
4. DA0396/2022 - 7 Burns Street, Invermay - TasWater SPAN - 25 August 2022 [9.4.4 - 2 pages]

9.5 DA0330/2022 - 6 Spencer Street, East Launceston - Residential - Demolish Existing Dwelling and Construction of a New Dwelling

FILE NO: DA0330/2022

AUTHOR: Iain More (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:	CBM Sustainable Design
Property:	6 Spencer Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	8/06/2022
Validity Date:	20/07/2022
Further Information Request:	22/06/2022
Further Information Received:	20/07/2022
Deemed Approval:	31/08/2022
Representations:	Four

RELEVANT LEGISLATION:

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

STANDARDS REQUIRING PLANNING DISCRETION:

- 11.4.1 Setback from a frontage for single dwellings
- 11.4.2 Site coverage and rear setback for single dwellings
- 11.4.3 Building envelope for single dwellings
- 11.4.4 Frontage setback and width of garages and carports for single dwellings
- 11.4.5 Privacy for single dwellings

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 DA0330/2022 - Residential - Demolish existing dwelling and construction of a new dwelling at 6 Spencer Street, East Launceston, subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

The 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. Cover Page, prepared by CBM, Project No. P21045, Drawing No. A000, Revision 01, dated 08/06/2022.
- b. Survey with Image, prepared by CBM, Project No. P21045, Drawing No. A101, Revision 01, dated 08/06/2022.
- c. Proposed Site Plan, prepared by CBM, Project No. P21045, Drawing No. A102, Revision 03, dated 30/06/2022; (to be amended).
- d. Ground Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A201, Revision 05, dated 30/06/2022; (to be amended).
- e. First Floor Plan, prepared by CBM, Project No. P21045, Drawing No. A202, Revision 03, dated 08/06/2022; (to be amended).
- f. Elevations, prepared by CBM, Project No. P21045, Drawing No. A301, Revision 02, dated 30/06/2022; (to be amended).
- g. Elevations, prepared by CBM, Project No. P21045, Drawing No. A302, Revision 01, dated 08/06/2022; (to be amended).
- h. Perspective Views, prepared by CBM, Project No. P21045, Drawing No. A701, Revision 01, dated 08/06/2022.
- i. Sun Shadow Diagrams, prepared by CBM, Project No. P21045, Drawing No. A702, Revision 01, dated 08/06/2022.
- j. Sunlight June 21, prepared by CBM, Project No. P21045, Drawing No. A703, Revision 01, dated 08/06/2022.

2. AMENDED PLANS REQUIRED

Prior to the commencement of any work and/or use, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as *to be amended* and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show:

- a. the wall of the garage above the garage door be reduced by 500mm; and
- b. the garage is to be setback in line with the western adjoining properties garage.

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the planning officer.

3. LEGAL TITLE

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

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00927-LCC, dated 21/06/2022 and attached to the permit.

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. 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.

7. 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 General Manager Infrastructure and Assets Network 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.

8. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form, and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

9. 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.

10. VEHICULAR CROSSINGS (AND ASSOCIATED FOOTPATH WORKS)

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

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

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

The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense. Where the driveway crossing works result in changes to existing parking restrictions (bay markings, linemarking and/or signage) these works must be undertaken by the Council under an approved Traffic Facilities Plan with the cost of these works to be invoiced to the applicant/developer for payment.

11. 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.

12. AMENITY

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

13. NO BURNING OF WASTE

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

14. DEMOLITION

The developer must:

- (a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- (b) not undertake any burning of waste materials or removed vegetation;
- (c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- (d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos: Code of Practice, July 2020*, or any subsequent versions of the document.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0330/2022. 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. Heat Pump Use

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

REPORT:

1. THE PROPOSAL

It is proposed to demolish an existing dwelling and replace with a new two-storey, four bedroom dwelling.

The dwelling will be built to the frontage and 7.7m along the western side boundary. It will be setback 1.24m from the western side boundary, and 7.52m from the rear boundary. It will have an overall height of 7.67m above ground level.

The proposal will widen the existing crossover by 2.9m to allow two vehicles to access the new double garage.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



6 Spencer Street, East Launceston (not to scale)

The site is located at 6 Spencer Street, East Launceston and is zoned Inner Residential. The site is 321m² in size and currently contains a single storey dwelling with an existing crossover. The site also contains two outbuildings in the rear along with vegetation. The site is generally flat and connected to all reticulated services.

The site is located within an existing suburban area of Launceston, with surrounding properties being primarily residential of varying sizes. St Georges Square is located 60m directly east from the site.

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 Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2022/00927-LCC, dated 21/06/2022.
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 July to 8 August 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.

<p>Issue 1 It would be beneficial to maintain the eastern built boundary wall to maintain security and privacy to the adjoining property.</p>
<p><i>Response 1</i> <i>The boundary wall is proposed to remain.</i></p>

Issue 2 The introduction of a two-storey dwelling is out of character with the area. The scale and form is out of character with the cultural and aesthetic values of the area.
<i>Response 2</i> <i>An assessment against the provisions of the scheme and a review of the area have determined that the proposal is not inconsistent with the streetscape or the character of the area. This will be further assisted with a condition requiring minor alterations.</i>
Issue 3 The garage built to the front boundary is not consistent with the streetscape.
<i>Response 3</i> <i>The garage is considered compatible with the streetscape and is not considered to be the dominant form of the development.</i>

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. DA0330/2022 - 6 Spencer Street, East Launceston - Planning Scheme Assessment - 25 August 2022 [9.5.1 - 9 pages]
2. DA0330/2022 - 6 Spencer Street, East Launceston - Plans to be Endorsed - 25 August 2022 [9.5.2 - 10 pages]
3. DA0330/2022 - 6 Spencer Street, East Launceston - Representations - 25 August 2022 [9.5.3 - 7 pages]
4. DA0330/2022 - 6 Spencer Street, East Launceston - TasWater SPAN - 25 August 2022 [9.5.4 - 2 pages]

10. ANNOUNCEMENTS BY THE MAYOR

10.1 Mayor's Announcements

FILE NO: SF2375

Saturday 13 August 2022

- Officiated at the 7 *Tasmania Open DanceSport Championship* held at the Silverdome

Sunday 14 August 2022

- Attended the *Launceston Tornadoes* end of season awards function

Tuesday 16 August 2022

- Attended *The Lion King (Junior Version)* Stage Right Youth Theatre Production

Wednesday 17 August 2022

- Attended the *Work Ready Tour* for the University of Tasmania's International Master Accounting Students
- Joined in the *Future Seekers Program* with the Smith Family and East Tamar Primary School students

Thursday 18 August 2022

- Officiated at *Vietnam Veterans Day* at the Launceston Cenotaph

Wednesday 24 August 2022

- Attended the official opening of the 40th *Agfest* at Quercus Park
-

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. NOTICES OF MOTION

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

**13.1 Notice of Motion - Short Term Rental Accommodation Review -
Councillor A G Harris**

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor A G Harris regarding a short term rental accommodation review.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council requests the Chief Executive Officer to investigate and review the growth of short-term accommodation rental properties in the City of Launceston area and report back to Council in a timely manner after the election has been completed.

The report should consider, but not be limited to, the following:

1. undertake a baseline analysis of 2011 and 2016 census data to establish the number of dwellings in the City of Launceston that are owner occupied and the number that are rented long term, in both actual numbers and as a percentage of the market, for each of these two census periods.
 2. compare this data with similar data from the 2021 census, including identifying the number of new dwellings built and occupied between 2016 and 2021.
 3. identify the number of *whole of property* short-term accommodation licences that have been issued by the Council since October 2019 after the declaration of the *Short-Term Accommodation Act of 2019* by the Tasmanian State Government.
 4. review the actual number of whole of properties and short term rental properties that currently exist in the short-term rental marketplace in the City of Launceston Council area on the various short term rental platforms.
 5. investigate and, if it is found to be warranted, make recommendations on what options exist for the City of Launceston Council to help slow, stop or even reverse the trend of existing long-term rental properties being migrated to short-term rental accommodation properties.
-

REPORT:

Background:

The growing homelessness problem around the world has often focused on what many believe is the *crux of the problem*, the conversion of long-term rental properties to short-term accommodation properties since property sharing apps like *Airbnb* were developed. *Airbnb* only started in Australia in 2012.

This motion is designed to identify the actual data and not rely on *hearsay* evidence to quantify the extent of the change from long-term rental to short-term rental accommodation. This review will also include the analysis of and recommendations of what actions have been implemented in other jurisdictions to address the growth of short-term rental accommodation in other locations. This data should identify by suburb location the number of the short-term rental accommodation properties and the number of bedrooms available for rental at each location.

I want to make it very clear that I am not interested in any listings or short-term rental accommodation licences granted where less than the whole property is listed for short-term accommodation rental, such as a single bedroom that is offered for short-term accommodation rental and the owners still reside at the property; this to me is what the *Airbnb* app was originally designed to do.

However, it now appears that such apps have morphed into an entirely new business model with potentially unintended consequences to the long term rental market and the traditional accommodation industry in general.

OFFICER COMMENTS:

(Michael Stretton (Chief Executive Officer) and Richard Jamieson (Manager City Development))

The Council's Officers are able to complete the task requested by the Notice of Motion, however, Council should consider the following preliminary advice before requesting the work:

The main drivers for the housing demand are:

- that Northern Tasmania has been experiencing an increasing population of approximately 0.5% annually, which equates to between 500 and 1,000 people per year across greater Launceston;*
- Since the 2016 census, the Tasmanian population has increased by 9.3%, whilst the number of private dwellings has increased by only 7%; and*
- The region is also experiencing decreasing household size, with one and two person households now accounting for over 50% of all households. This means that more houses are required for the current population regardless of growth.*

It also needs to be considered that the median house price has doubled for central and the balance of Launceston between 2013 and 2021. Most of Northern Tasmania has experienced increases of average rental prices by between 10 and 20% per year over the last three years. Housing affordability is declining rapidly across all sectors.

Simply, demand is currently outstripping supply.

Short stay accommodation comprises less than 1% of all dwellings and less than 5% of all rented dwellings.

Whilst it is topical to focus on Airbnb as a driver of the problems (and it may have some marginal impact), the issue should be put in context and the solutions canvassed should be aimed at those things that are able to increase supply to enable it to reasonably meet demand.

To meet this demand, over the last 12-18 months the Council has worked across various areas including:

- amending the Regional Land Use Strategy to allow increased residential growth in the City of Launceston to be considered;*
- facilitating structure planning of growth areas including South Prospect, St Leonards and Alanvale in support of future rezonings;*
- working with service providers to support provision of services to the homeless;*
- supporting the state government to provide social housing including approval of 93 dwellings this calendar year and supporting land supply orders; and*
- providing support materials, advocacy and advice for landowners and developers of inner city (shop top) dwellings.*

Work is also under way collaboratively with other Northern Councils to develop a sound evidence based understanding of the characteristics of housing demand and supply across the region. This work is anticipated to be finished by the end of the year. This will inform the update of the regional land use planning strategy provide the impetus for further initiatives.

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 Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Notice of Motion - Short Term Rental Accommodation Review - Councillor A G Harris
[13.1.1 - 2 pages]

13.2 Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor T G Walker regarding renaming of the Batman Bridge.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

1. That Council:
 - (i) notes in 2021 both the West Tamar Council and the George Town Council wrote to the Premier of Tasmania to request the use of the name Batman be researched as to its continued appropriateness.
 - (ii) the Launceston Council wrote to the Premier requesting that the name of Batman Bridge be changed to no longer celebrate the colonial murderer.
 - (iii) the Gutwein Government at the time replied that as no proposal for a change of name has been suggested, there is no decision to be made.
 2. in response to Recommendation 1. above, agrees to write to the George Town and the West Tamar Councils to invite them to partner in a Tamar Valley wide community consultation that will provide educational historical context, community feedback and a citizen assembly or jury in each of the municipalities to agree on a recommended name to be submitted to the Nomenclature Board.
-

REPORT:

The details of John Batman's behaviour are well documented and it is not the intent of this motion to again discuss him as Launceston Council has already agreed that his name should not be celebrated. Whilst our municipality does not connect with the Batman Bridge, or with the Batman Highway, we have a significant role to play in the betterment of the Tamar Valley. We also have a significant Aboriginal population who would like to see an end to the celebration of John Batman, along with many non-Aboriginal people. A tri-Council partnership gives a great opportunity for the municipalities to work more closely together for the future of our valley.

While the details of the process are necessarily brief, each Council already has consultation mechanisms that can be employed to engage the community to produce a result. It is also an opportunity for those who would like to see no change express their reasons why. Ultimately this has to be a decision that is made and owned by the community, to ensure that the State Government take it as a meaningful change. For that reason, a citizen assembly or jury would be the appropriate mechanism to allow voices to be heard and decisions to be made. It is important that this cannot simply be a vote of residents, or of Councillors, as this could be seen as a judgement upon racial or cultural grounds. If a consensus is reached, all Councils would need to agree to support the next step of nominating a name change.

This is new territory for our councils and I can well imagine some concern about the process. In the first instance, it would be up to the Council's Officers to devise the nature of education, consultation and assemblies. It would then be up to Councillors to accept what is proposed and to agree to its implementation. In the absence of leadership from the State Government on the issue, it is incumbent upon all Councils to regard the impact of the naming of a bridge in our region after a known Aboriginal murderer. It is our job to address the inherent division that the current name creates. Of course, the outcome is not certain, and either one of the Councils may find the task too onerous or difficult, but it is the only way forward given the circumstances.

OFFICER COMMENTS:

(Michael Stretton (Chief Executive Officer))

This matter was previously considered by Council on 8 April 2021 (Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker).

The Council has approved its 2022/2023 Annual Plan and Budget and in doing so has committed to delivering and resourcing an identified range of projects and initiatives. In recommending the Annual Plan and Budget to Council each year, the Executive Leadership Team analyses the resources which are required to deliver the program, which includes both people and monetary requirements. Accordingly, there is no scope within the current program to take on this additional community engagement project, without the cancellation or deferral of an approved project. This has not been considered in the motion.

The community engagement process, which is nominated in the Notice of Motion, is labor intensive and would be costly to implement as it would involve significant work to complete the necessary research and then to establish, form and support the panel. This community engagement approach would require over-time work by the Council's staff (and possible consultants) as citizen assemblies or juries generally occur outside of business hours to facilitate broad participation and take a lengthy period of time to conclude their work.

It is estimated that the citizens assembly or jury component of the project would cost around \$40,000 to \$50,000 to implement and this cost does not include allowance for Officer time to support that process which would be in the order of 400 hours. This proposal is currently unbudgeted and unresourced.

Accordingly, it is recommended that this motion not be approved by Council as the organisation does not have the available capacity to deliver the project at this time.

The Council is nearing completion of an Aboriginal Partnership Plan which will provide a focused and agreed approach to culturally respectful and genuine engagement by the Council with the Aboriginal community on matters such as this. An alternative and preferred approach is for this Plan to be adopted by Council and then this matter can be considered and, if it is deemed so under the Plan, the re-naming of the Batman Bridge project can be considered for inclusion in the 2023/2024 Annual Plan and Budget.

Accordingly an alternative recommendation is:

That following the adoption of its Aboriginal Partnership Plan, the Council will engage with the West Tamar Council and George Town Councils to seek support to utilise the engagement framework included in the City of Launceston Aboriginal Partnership Plan to consider the potential for a project to develop and submit a change of name for the Batman Bridge to the State Government's Place Names Office and the Register of Place Names for inclusion in the 2023/2024 Annual Plan and Budget.

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 Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Notice of Motion - Renaming of Batman Bridge - Councillor T G Walker
[13.2.1 - 2 pages]

13.3 Notice of Motion - N95 Masks - Councillor T G Walker

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a notice of motion submitted by Councillor T G Walker regarding N95 masks.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council, in respect of our functions and powers requirements under the *Local Government Act 1993 (Tas)* to provide for the health, safety and welfare of the community, agrees to:

1. write to the Premier and Health Minister to request the State Government provide free N95 facial masks to vulnerable Tasmanians, especially those over 65.
 2. remind the Premier that we are waiting for a reply for a request in January 2022 for the State Government to create a voluntary vulnerable peoples' register, that will offer support and assist in managing the health emergency we continue to face with the spread of COVID-19 variants.
-

REPORT:

As quoted from the *Local Government Act 1993 (Tas)* in the above motion, Launceston Council has a duty of care to provide for the health, safety and welfare of the community. Our neighbouring State of Victoria has recently moved to provide these to all its citizens to both protect vulnerable people and slow the spread of COVID-19. This one act will save lives. We are in the middle of a tragic loss of Tasmanian lives, most often those who are vulnerable to infection.

If there was a dangerous traffic problem on a state road, we would petition the government to fix it. If there was a need for more policing, we would petition the State government to provide it. Just because it is our most vulnerable who currently need our assistance, it is no reason for the Launceston Council to act any differently. When COVID-19 first began, calls were made to protect our most vulnerable, so others could get on with their lives. That situation has not changed and we should continue to do all we can to prevent the unnecessary deaths of more Tasmanians for want of provision of a decent mask.

OFFICER COMMENTS:

(Michael Stretton (Chief Executive Officer))

Council's attention is drawn to a previous Notice of Motion (Council - 27 January 2022 - Agenda Item 15.1 - Notice of Motion - Councillor T G Walker - Vulnerable People), from which Council determined:

- 1. that all lives are valuable and any death during a pandemic is a tragedy.*
- 2. that within our community there are a wide range of vulnerable people that are concerned for their welfare, or the welfare of someone they care for because of age, health or disability concerns.*
- 3. and consequently agrees to write to the Premier to:*
 - (a) seek an extension of community services currently offered to those isolating because of close contact or COVID-19 infection, to those most vulnerable people or carers of our most vulnerable people who are isolating in order to avoid COVID-19 infection.*
 - (b) ask the State Government to investigate the creation of a permanent vulnerable peoples register, to enable the timely provision of direct government assistance, or referral to organisations that can assist with individual needs.*

The Council wrote to the Hon. Peter Gutwein MP, then Premier, on 31 January 2022. On 30 March 2022, the Council received confirmation from Mr Gutwein that the request for a vulnerable peoples' register had been noted, however, no further communication on the matter has occurred.

The Council has the capacity to prepare the requested correspondence should the Council support the Notice of Motion.

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 Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Notice of Motion - N95 Masks - Councillor T G Walker [**13.3.1** - 2 pages]

14. COMMITTEE REPORTS

14.1 Transport Committee Meeting - 7 July 2022

FILE NO: SF7429

AUTHOR: Cathy Williams (Built Environment Officer)

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

DECISION STATEMENT:

To receive a report from the Transport Committee.

RECOMMENDATION:

That Council receives the report from the Transport Committee Meeting held on 7 July 2022.

REPORT:

The Transport Committee, at its Meeting held on 7 July 2022:

- recommended the appointment of John Ralph as a community representative on the Committee and will further interview two other candidates;
- received a presentation on the future growth to the south west of Launceston in the three major areas of South Prospect, Hadspen and Blackstone Heights. The presentation investigated those areas and how the combined impact on the transport network will further exacerbate traffic congestion;
- received a presentation on the work being undertaken to develop priorities and a proactive transport safety improvement program;
- received a presentation on how the *Central Activities District Parking Implementation Plan* has been developed alongside the *Transport Strategy* to strategically manage parking to reduce congestion in the Central Activities District; and
- discussed the University of Tasmania's development at the Willis Street site which consists of a half bridge that will continue into the campus with a pedestrian crossing across Cimitiere Street into City Park.

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.

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.

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

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

Focus Areas:

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

BUDGET 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

14.2 Tender Review Committee Report - 4 August 2022

FILE NO: SF0100/CD.016/2022/CD.019/2022/CD.011/2022

AUTHOR: Anthea Rooney (Council and Committees Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Tender Review Committee.

RECOMMENDATION:

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

1. Fulton Hogan and Crossroads Civil Engineering for the Spray Seal Periodic Contract July 2022 - June 2025, Contract Number CD.016/2022.
 2. Building Automation Controls (BAC) for the Queen Victoria Museum and Art Gallery Building Management System Upgrade, Contract Number CD.019/2022 be accepted for a cost to Council of \$322,848 (exclusive of GST).
 3. Industrial Fire and Electrical Pty Ltd. (IFE) for the City of Launceston Fire and Electrical Services Asset Maintenance, Contract Number CD.011/2022 be accepted for a cost to Council of \$83,604 (exclusive of GST).
-

REPORT:

The Tender Review Committee Meeting, held on 4 August 2022 determined the following:

That the tenders submitted by:

1. Fulton Hogan and Crossroads Civil Engineering for the Spray Seal Periodic Contract July 2022 - June 2025, Contract Number CD.016/2022;
2. Building Automation Controls (BAC) for the Queen Victoria Museum and Art Gallery Building Management System Upgrade, Contract Number CD.019/2022 be accepted for a cost to Council of \$322,848 (exclusive of GST); and
3. Industrial Fire and Electrical Pty Ltd. (IFE) for the City of Launceston Fire and Electrical Services Asset Maintenance, Contract Number CD.011/2022 be accepted for a cost to Council of \$83,604 (exclusive of GST).

be accepted.

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:

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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15. COMMUNITY AND PLACE NETWORK

15.1 Special Events 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 Longford GPX Cruise Night.

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
DX Industries Pty Ltd	<i>Longford GPX Cruise Night</i>	67%	\$30,000	\$20,000	\$15,000
Total			\$30,000	\$20,000	\$15,000

REPORT:

The *Longford Grand Prix Expo* will offer local and international enthusiasts an unrivalled opportunity to get up close to the past, present and future of motorsport and mobility. The event will celebrate Longford's rich history of motorsport and beyond via an immersive vehicular family friendly environment that will be constructed within the heart of Longford's town centre. The event will showcase the best of Australia's collector grade cars and bikes, some of the rarest in the world and couple them with next generational concepts, soon to be released electric and hydrogen powered machinery and everything else in between. All participants are from either the mainland or outside of Launceston and it is suggested will stay within Launceston and the surrounding region.

The *Longford GPX Cruise Night* is a cruise night into Launceston, both Friday and Saturday nights of the Expo and with a select group of cars park up in the CBD for showing. These cars will be rare collectibles or non standard cars such as lowriders and modified bikes.

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 *Longford GPX Cruise Night* event application at \$20,000 rather than the \$30,000 requested. This decision from the Events Sponsorship Assessment Panel was based on the event being more in line with Major Events Sponsorship (Level 2) Funding Framework, which could provide a maximum funding level of \$20,000. The Events Sponsorship Assessment Panel's recommendation was for the event to receive funding of \$15,000.

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 with hospitality, retail and accommodation providers receiving stimulation from the increased visitation. An event of this scale will also have positive tourism outcomes for the region and encourages potential return visitation.

The event 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	-\$22,500	-\$15,000	\$32,500

Should the recommendation of \$15,000 for the *Longford GPX Cruise Night* event be approved, there will be a balance remaining in the 2022/2023 Special Events Sponsorship Budget of \$32,500.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.2 Small Event Sponsorship Round 2 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 2) 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
Rotary Club of Youngtown	<i>Soggy Bottom Card Board Box Boat Regatta and Family Fun Day</i>	90%	\$5,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc.	Brixhibition Launceston 2023	88%	\$5,000	\$5,000	\$5,000
Northern Tasmanian Croquet Centre Inc.	NTCC Easter Croquet Tournament	83%	\$1,000	\$1,000	\$1,000
Cancer Council Tasmania	<i>Relay For Life</i> Launceston	82%	\$5,000	\$5,000	\$5,000
Tamar Bicycle Users Group Inc.	Bike Week 2023	82%	\$2,500	\$2,500	\$2,500
IO Performance	Launceston Summer Series [^]	82%	\$12,000	\$5,000	\$5,000
Launceston Chin Community Inc.	Chin National Day	81%	\$5,000	\$5,000	\$5,000
RSPCA Tasmania	<i>Millions Paws Walk 2023</i>	81%	\$5,000	\$5,000	\$5,000

Organisation	Event	Score	\$Request	\$Assess	\$Recom
St Andrews Caledonian Pipe Band	SACPB 90th Birthday Celebration	81%	\$5,000	\$5,000	\$5,000
Community of St Patricks River District (Tas) Inc.	St Patricks River Valley Day	81%	\$5,000	\$5,000	\$5,000
Swimrun Wild	Swimrun Wild Cataract Gorge 2023	71%	\$2,000	\$2,000	\$1,500
David Dobson	Riverbend Blues 2023	69%	\$5,000	\$5,000	\$3,750
Total			\$57,500	\$50,500	\$48,750
2022/2023 Small and Celebratory Event Sponsorship Budget - Round 2					\$65,400
Balance					\$16,650

[^] Application assessed as a Small Event, not a Major Event Level 1 (\$12,500) as the Panel deemed the event to be a Small Event.

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 2 of the Small Event Sponsorship program covers a seven-month period (1 January - 31 July) and will be allocated 60% of the annual budget.

Based on the proposed 2022/2023 budget, available funds for Small Event Sponsorship Round 2 2022/2023 is \$65,400.

The total funds requested in Small Event Sponsorship Round 2 2022/2023 is \$57,500. Based on the assessment results, the recommended allocation of funds is \$48,750.

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 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 Event Sponsorship Budget - Round 2	\$65,400	\$0	-\$48,750	\$16,650

Due to the 2022/2023 Small Event Sponsorship Budget having \$16,650 remaining with no more funding rounds for the 2022/2023 financial year, it is recommended for these funds to be transferred to the 2022/2023 Special Event Sponsorship Budget.

These funds will then be utilised for future Special Event Sponsorship applications for the 2022/2023 financial year.

2022/2023 Small Event Sponsorship Budget	\$0
2022/2023 Special Event Sponsorship Budget remaining*	\$49,150

* includes the transfer of \$16,650 from Small Event Sponsorship Budget

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.3. Major Event Sponsorship Round 2 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 2) 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
Encore Theatre Company Inc.	<i>Priscilla Queen of the Desert</i> (Level 2)	92%	\$15,000	\$15,000	\$15,000
Australian Musical Theatre Festival Inc.	Australian Musical Theatre Festival (Level 2)	84%	\$20,000	\$20,000	\$20,000
Vibestown Productions Pty Ltd	The Basin Concert (Level 2)	83%	\$18,000	\$18,000	\$18,000
Launceston Competitions Association Inc.	Launceston Competitions (Level 1)	83%	\$10,000	\$10,000	\$10,000
Panama Productions	<i>A Festival Called PANAMA 2023</i> (Level 1)	82%	\$12,500	\$12,500	\$12,500
Jackie Anifandis	Launceston Ukulele Jamboree (Level 1)	68%	\$12,500	\$12,500	\$9,375
Multicultural Council of Tasmania	Harmony Week Launch (Level 1)	65%	\$12,000	\$12,000	\$9,000
Total			\$100,000	\$100,000	\$93,875
2022/2023 Major Event Sponsorship Budget - Round 2					\$126,000
Balance					\$32,125

Note - there are two levels in this category

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

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 2 of the Major Event Sponsorship program covers a seven-month period (1 January - 31 July) and will be allocated 60% of the annual budget.

Based on the proposed 2022/2023 budget, available funds for Major Event Sponsorship Round 2 is \$126,000.

The total funds requested in Major Event Sponsorship Round 2 2022/2023 is \$100,000. Based on the assessment results, the recommended allocation of funds is \$93,875.

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 2	\$126,000	\$0	-\$93,875	\$32,125

Due to the 2022/2023 Major Event Sponsorship Budget having \$32,125 remaining with no more funding rounds for the 2022/2023 financial year, it is recommended for these funds to be transferred to the 2022/2023 Special Event Sponsorship Budget.

These funds will then be utilised for future Special Event Sponsorship applications for the 2022/2023 financial year.

2022/2023 Major Event Sponsorship Budget	\$0
2022/2023 Special Event Sponsorship Budget remaining*	\$81,275

* includes the transfer of \$16,650 from Small Event Sponsorship Budget and \$32,125 from the Major Event Budget.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

16. INFRASTRUCTURE AND ASSETS NETWORK

16.1 Infrastructure Delivery Expectations

FILE NO: SF0472/SF4812

AUTHOR: Adrian Tanner (Senior Asset Management Advisor)

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

DECISION STATEMENT:

To consider principles for prioritising capital works.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 18 August 2022 - Infrastructure Delivery Expectations

RECOMMENDATION:

That Council endorses the following principles when prioritising capital projects:

1. The Council's capital program should be consistent with the Council's Strategic Asset Management Plan and Long Term Financial Plan.
 2. The Council will give priority to capital projects that address a high or extreme risk as determined by applying the Council's risk assessment methodology, are a renewal of an existing asset and/or are identified in an endorsed plan or strategy of the Council.
 3. Capital projects that are unlikely to have substantially commenced in the current financial year will be reassessed along with new project proposals when developing the forward capital program.
-

REPORT:

The Council is facing challenges in completing its annual capital works program due to difficulties in sourcing staff to manage projects and consultants/contractors to deliver the work.

In this report, the mismatch between supply and demand for infrastructure across Australia and Tasmania is presented to provide an explanation on the reasons why the Council is having some difficulty in this area and the actions being proposed to be undertaken in response.

In October 2021, Infrastructure Australia released a report into Infrastructure Market Capacity across Australia. The report highlighted that the infrastructure spend across Australia is expected to grow by 33% per year, whereas industry has a high confidence of delivering only 10-15% growth.

Figure 1 shows the increase in capital expenditure where, prior to 2020, the spend was approximately \$25b per month, however, it is forecast to exceed \$50b per month in 2023.

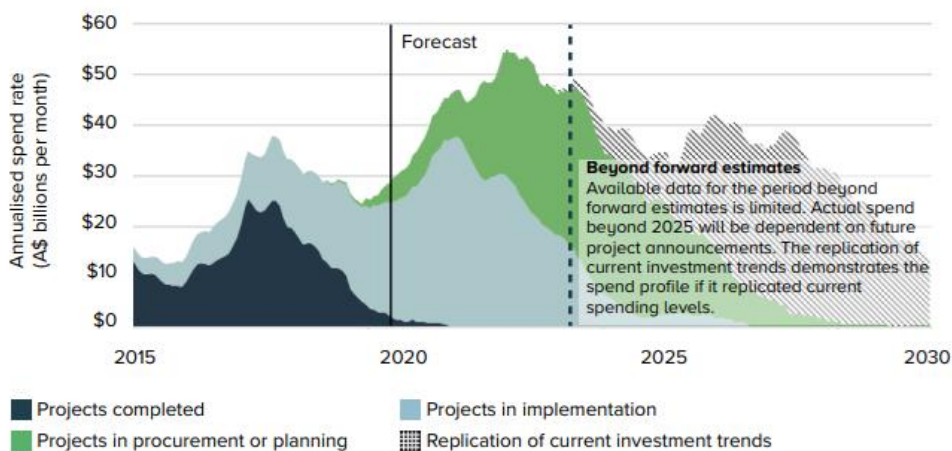


Figure 1: Infrastructure investment across Australia 2015 - 2030 (monthly spend). As noted in the graph, expenditure beyond 2025 is uncertain since forecasts use government budget estimates, which tend to be short term in nature.

In their report, Infrastructure Australia also found that workforce demand would exceed supply by 48% across Australia and within Tasmania, demand is more than twice the available supply.

Another issue that Infrastructure Australia identified is the ageing of the workforce where 40% of the current workforce could retire within the next 15 years.

With the mismatch between supply and demand, it is expected to see an increase in prices. Information from the Australian Bureau of Statistics shows that in the 12 months to March 2022, the cost of consultants increased by 5% and the cost to construct roads in Victoria (Tasmania data is not reported) increased by 7%. However, the Council is seeing price increases, for some projects, significantly higher than this.

A concerning finding in the Infrastructure Australia report was the drop off in productivity within the construction industry which means that more resources are required to achieve the same amount of work. The productivity change is shown in Figure 2.

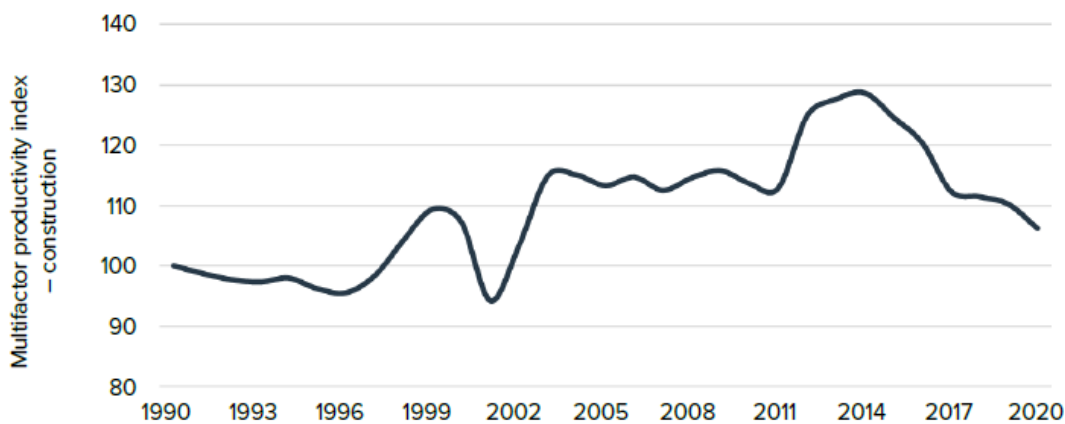


Figure 2: Productivity Index for the Construction Industry (1990-2020)

With the growing demand for infrastructure, rising prices and falling productivity, the Council is finding it difficult to source internal resources (or consultants) to manage projects and is struggling to find suitable contractors to construct projects. The impact of the difficulties being experienced is reflected in the capital works that have been completed.

During the financial year 2022, the capital workload (budget plus carry over) was more than three times the amount of work able to be implemented. This implies that, if there were no other budget allocations, it would take three years to complete all outstanding work.

To improve the ability to complete work, changes are being implemented to workforce recruitment, retention and with processes to source contractors.

Workforce Recruitment and Retention

Some of the steps being taken in an attempt to boost the workforce include:

- recruiting apprentices and engineering cadets and then training them to take on more senior roles;
- becoming more attractive to current and prospective employees by offering flexible conditions and opportunities like, transition to retirement; and
- developing and implementing a cultural road map to make the Council a preferred employer of choice.

Sourcing Contractors

Some of the steps being undertaken to source contractors include:

- becoming more agile and implementing innovative ways of sourcing contractors,
- reviewing the project scope to ensure risks are allocated fairly making the Council a more attractive client, and,
- supporting emerging contractors by helping them with the tender process, development of safety and quality systems etc.

As well as taking action to improve recruitment of employees and contractors, the Council can also take action to manage the overall demand for infrastructure. It is proposed to implement the following principles when developing the annual capital program.

1. The Council's capital program should be consistent with the Council's Strategic Asset Management Plan and Long Term Financial Plan.
2. The Council will give priority to capital projects that address a high or extreme risk as determined by applying the Council's risk assessment methodology, are a renewal of an existing asset and/or are identified in an endorsed plan or strategy of the Council.
3. Capital projects that are unlikely to have substantially commenced in the current financial year will be reassessed along with new project proposals when developing the forward capital program.

RISK IMPLICATIONS:

As outlined in this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Implementation of the Council's capital program in line with the proposed principles will ensure the community's resources are allocated efficiently and effectively.

All capital projects will be designed and delivered in alignment with sustainable principles.

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.
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:

Capital programs will be prepared in conjunction with the Council's Strategic Asset Management Plan and Long Term Financial Plan to ensure that Council maintains its standards of service and programs are financially sustainable.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

16.2 Petition - North Esk Memorial Hall

FILE NO: SF0097/SF0391/SF0390

AUTHOR: Kathryn Pugh (Acting Manager Building Assets and Investigations)

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

DECISION STATEMENT:

To consider a petition submitted by Mr Ronald Dennis regarding the North Esk Memorial Hall Committee.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas).

PREVIOUS COUNCIL CONSIDERATION:

Council - 28 July 2022 - Agenda Item Number 9.1 - Petition - North Esk Memorial Hall Committee - Ronald Dennis

Workshop - 4 August 2022 - North Esk Memorial Hall

RECOMMENDATION:

That Council recommends:

1. the North Esk Memorial Hall Committee is not reinstated to manage the North Esk Memorial Hall;
 2. the North Esk Memorial Hall remains on the public hall booking system; and
 3. to release the funds currently held by the Council when the Committee provides evidence to the satisfaction of the Chief Executive Officer, that the funds were acquired for purposes not related to the management and operation of the Hall.
-

REPORT:

At its Meeting on 28 July 2022, the Council received a letter and petition containing 398 signatures from Ronald Dennis.

The petition states:

We the undersigned Petitioners request the Launceston City Council to reinstate the North Esk Memorial Hall Committee to manage the subject Hall under terms and conditions agreed between the Council and the Committee and that the funds confiscated from the Committee (2021) be returned to the Committee.

It is required, under section 60(2)(b) of the *Local Government Act 1993* (Tas), that a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

This report provides background to the matter and responds to the concerns and requests outlined in Mr Dennis' letter and petition.

Background

The Council owns a number of community halls which are made available for the use of community members to support their recreational, social and entertainment needs.

Community halls are diverse in their spatial location, which is reflective of the needs of the community during the time of their construction. Subsequently, there are a number of community halls in district locations. These district halls are just as highly valued by their local communities as other halls located closer to the CBD. Due to the distance from the CBD and local population numbers, usage of these district halls is low in comparison to other hall assets.

In previous years the district halls of Dilston, Lilydale, Lebrina and Blessington were managed and operated under one of two models:

- (a) Venue Management Committee, or
- (b) Local Representative.

Whilst the inception of these models sought to provide local communities with a strong sense of ownership and control over the specific halls, the models were not formally endorsed by Council. The ongoing governance of the operations was not supported well, reviewed or analysed in detail. Subsequently, many of the district halls could be considered as operating independently from the Council.

For example; almost all community representatives, whether they were participating in model (a) or (b) operated under their own decision making framework which resulted in discrepancies in hire fees, hire agreements, bonds and annual reporting.

Since 2021, the Council's officers have recognised that the operating models were not feasible and presented a range of risks to the Council. Subsequently, the Council has been working with current and previous community representatives to return the full control of the halls to the City of Launceston. Under this model district halls would align with the City of Launceston's existing public halls booking system. As of October 2022 all halls, with the exception of two, are operated under the public halls booking system.

The North Esk Memorial Hall at Blessington was operated by the North Esk Memorial Hall Committee (NEMHC) for a number of years. It is understood that the Committee established themselves in 1928 and after the ownership of the property was transferred to the Council in early 2000s, built a relationship with the Council and continued to act as a Committee. However, records of that relationship and Council's endorsement of the Committee have not been located. Without knowledge to the contrary, the Council continued to engage in this relationship until May 2021.

The termination of NEMHC's management and operation of the North Esk Memorial Hall culminated after investigations into the Committee's management practices were found to be inappropriate and of significant risk to the Council.

As captured previously, the Council has undertaken the maintenance on the North Esk Memorial Hall for several years, with the Committee managing the bookings and cleaning.

The Council routinely conducts the following scheduled services:

- Monthly mowing program
- Quarterly hall inspections
- Eight weekly grounds maintenance
- Six monthly roof and gutter clean/inspection
- Annual tree inspection
- Annual playground inspection
- Six monthly fire extinguisher servicing

From May 2021 to November 2021, the Council performed a range of maintenance tasks and repairs to the value of \$13,300.

Usage of the North Esk Memorial Hall for 2021 was extremely low, with five bookings. As the Committee could not produce historical records, confidence in previous usage data is low. The Council's public liability records, however, indicate that this is on par with the average annual booking.

RISK IMPLICATIONS:

The manner in which the North Esk Memorial Hall is being managed is presenting the Council with reputational, legal and building maintenance risks. The proposed management of the North Esk Memorial Hall in line with the City of Launceston's other halls will lower the Council's risk profile.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The North Esk Memorial Hall remains available through the public halls booking system which will likely provide easier access for users and an opportunity for increased usage.

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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

17. ORGANISATIONAL SERVICES NETWORK

17.1 Lease - Launceston Racing Pigeon Society Inc.

FILE NO: SF0901

AUTHOR: Michele Polley (Lease and Licensing Officer)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider leasing an area of land at St Leonards Picnic Ground to the Launceston Racing Pigeon Society Inc.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

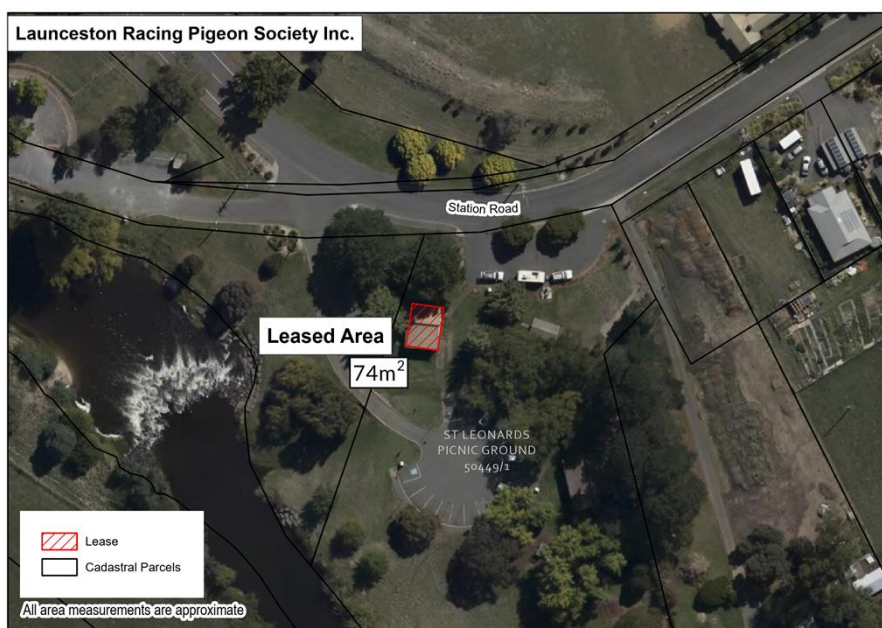
PREVIOUS COUNCIL CONSIDERATION:

Council - 26 June 2017 - Agenda Item Number 18.1 - Lease - Launceston Racing Pigeon Society Inc.

RECOMMENDATION:

That Council:

1. pursuant to section 179 of the *Local Government Act 1993 (Tas)*, disposes of by lease, part of the land at 77-79 St Leonards Road, St Leonards as identified in the plan below:



2. authorises the Chief Executive Officer to enter into the lease in accordance with the following requirements:
 - the term is to be five years commencing on 1 July 2022 or as determined by the Chief Executive Officer.
 - the annual rent is to be 182 fee units as determined under the *Fee Units Act 1997* (\$309.40 per annum in the 2022/2023 financial year):
 - tenant is to be responsible for:
 - energy costs;
 - volumetric and connection charges for water;
 - contents insurance; and
 - other service charges if any.
 - tenant is to:
 - keep clear all noxious growth from premises;
 - keep the premises clean at all times;
 - hold public liability insurance of at least \$20 million.
 - the Council is required to maintain the structure of the building
 - the exact dimensions of land to be leased and all remaining terms to be determined by the Chief Executive Officer.
 3. authorises the Chief Executive Officer to exercise any right, option or discretion exercisable by Council under the lease.
 4. notes, for the avoidance of doubt, Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
-

REPORT:

Since 1991 the Launceston Racing Pigeon Society Inc. (the Club) has been based at the St Leonards Picnic Grounds. The Club is a not for profit organisation. The Club currently leases the old kiosk building on a yearly basis for \$1 per annum. The Club has been a model tenant and is seeking a new five year lease under the same terms and conditions. The building is subject to flooding, has limited alternative uses and during flood events is sometimes inaccessible.

Since the current lease commenced in 2017, the Council has implemented a Lease and Licensing Policy in which a community user is required to pay rent for the community aspect of their lease in the amount of 182 fee units.

Council officers are in the process of developing an assessment tool to assist in calculating applicable rent where a lessee has mixed community and commercial purposes. In the interim the Club has been assessed as having insufficient commercial purposes to justify charging any portion of commercial rent. Rent is now calculated on an annual basis and will index in accordance with the value of a fee unit under the *Fee Units Act 1997*.

It is recommended that the Council offers a five year lease at \$309.40 per annum (plus GST) and indexed yearly with the lessee to cover all charges in respect of power, water charges, contents insurance plus public liability insurance.

The premises does not have an individual assessed annual value (AAV) attributed to it. In 2017, the AAV of the entire site was assessed by the Valuer General at \$9,800. The premises is 74m² of the entire site of approximately 17,861m².

Given the listed AAV and with the premises constituting less than half of 1% of the site, it is not possible to calculate an accurate estimate of subsidy. The subsidy could only be accurately determined with a professional valuation which is not justifiable in the circumstances.

Section 178 of the *Local Government Act 1993* (Tas) (the Act) requires that the leases of public land that exceed five years be advertised. Given that this lease does not exceed five years, the disposal by lease can occur pursuant to section 179 of the Act and public notice is not required.

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.

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:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Launceston Pigeon Racing [17.1.1 - 1 page]

17.2 Economic Development Strategy

FILE NO: SF6469

AUTHOR: Sarah McRobbie (Acting Team Leader Strategy, Economic Development and Analytics)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider the Economic Development Strategy 2022 - 2026 for endorsement and adoption.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 April 2022 - Draft City of Launceston Economic Development Strategy Update

Workshop - 3 June 2021 Draft Economic Development Strategy 2022 - 2026

Council - 29 October 2020 - Agenda Item 19.4 - City of Launceston Four Year Delivery Plan 2019/2020 - 2022/2023

Council - 20 March 2017 - Agenda Item 15.4 - City of Launceston Economic Profile and the Economic Development Strategy

RECOMMENDATION:

That Council:

1. endorses the *Economic Development Strategy 2022 - 2026* (Doc Set ID No 4766639).
 2. in the event Recommendation 1. is endorsed *Horizon 2021* (Doc Set ID No 3482795) is revoked.
-

REPORT:

In developing this strategy, a detailed review of the current economic development strategy, *Horizon 2021* and the *Northern Tasmania Regional Economic Development Strategy* was undertaken as well as a number of internal strategies.

Community input has been informed by the City of Launceston's community engagement project: *Tomorrow Together*.

Review findings and extensive research, which included the development of the *State of the City* report has informed the *Economic Development Strategy 2022 - 2026* (the Strategy). The strategy complements the work undertaken by a number of agencies, the Tasmanian and Australian Governments and the business community.

The City of Launceston Economic Development Strategy 2022 - 2026 provides the framework and direction to facilitate and promote Launceston's economic development over the next five years. The strategy's focus is on mutually-reinforcing and complementary relationship between improvements in economic activity, community wellbeing, cultural diversity, a sense of place and the environment.

This strategy is aligned with the Council's Corporate Planning Framework and has been prepared in the context of the City's broader program of work and strategic objectives.

This strategy is a Council-wide document. The actions that the Council undertakes in economic development require the participation of different departments of the Council, working in a collaborative, whole-of-organisation framework.

Following endorsement of the Strategy, an implementation plan will be developed to prioritise and guide the implementation of deliverables and key initiatives.

The Council will work to maximise the value to the community in putting this strategy into practice by establishing an integrated approach to community economic development and involving stakeholders. The implementation phase will encourage people to invest and do business in the City of Launceston.

It is well understood that the private sector drives economic development and government alone cannot achieve the economic development vision. Accordingly, during the development of the implementation plan and the delivery of the Strategy, the Council will seek advice from appropriate stakeholders, sources and advisory groups, as required.

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 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.

Strategic Priority 2 of *The City of Launceston Four Year Delivery Plan*

We facilitate Prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

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. City of Launceston Economic Development Strategy Overview 2022 - 2026 [17.2.1 - 8 pages]
2. Economic Development Strategy 2022 - 2026 [17.2.2 - 40 pages]

17.3 Long Term Financial Plan 2022 - 2032

FILE NO: SF4812

AUTHOR: Nathan Williams (Manager Finance)

GENERAL MANAGER APPROVAL: Louise Foster (Organisational Services Network)

DECISION STATEMENT:

To consider adopting the Long Term Financial Plan for 2022-2032.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 August 2022 - Long Term Financial Plan 2022-2032

Workshop - 12 May 2022 - Long Term Financial Planning Implications

RECOMMENDATION:

That Council, pursuant to section 70 of the *Local Government Act 1993 (Tas)*, adopts the Long Term Financial Plan 2022-2032 (Doc Set ID Number 4765233).

REPORT:

The City of Launceston (CoL) has revised its Long Term Financial Plan (LTFP) for 2022-2032. The LTFP has been revised to reflect the Council's current financial position and to chart a path back to an underlying surplus by 2025/2026.

Section 70 of the *Local Government Act 1993 (Tas)* requires:

- (1) *A council is to prepare a long-term financial management plan for the municipal area.*
- (2) *A long-term financial management plan is to be in respect of at least a 10-year period.*
- (3) *A long-term financial management plan for a municipal area is to:*
 - (a) *be consistent with the strategic plan for the municipal area; and*
 - (b) *refer to the long-term strategic asset management plan for the municipal area; and*
 - (c) *contain at least the matters that are specified in an order made under section 70F as required to be included in a long-term financial management plan.*

As detailed above, the adoption of a LTFP is a legislative requirement mandated by the *Local Government Act 1993* (Tas). The City of Launceston (CoL), however, has taken the view that the LTFP should be used as a decision making tool to inform future planning and provide a model that clearly shows the budget assumptions taken to achieve long-term sustainability. The LTFP will be reviewed annually to ensure changing economic factors are updated showing the clear financial path forward for the Council.

The CoL has an operating budget in excess of \$122m annually and aims to achieve a small underlying surplus (\$1m) each year. The Council is in a solid financial position despite underlying deficits in 2019/2020 and 2020/2021 partly due to the COVID-19 pandemic. The CoL continues to find itself being challenged by the cost of operating several regional assets without equitable funding, changes in the accounting treatment of assets, restructuring of dividends, macroeconomic pressures and being responsible for managing the ongoing operations and maintenance of various Federal and State funded projects.

The LTFP estimates the future operating revenues and expenses associated with operating requirements, capital expenditure and asset management renewal, in support of the deliverables in the organisational Strategic Plan. It also provides a mechanism for the CoL to deliver asset renewal requirements as determined in the Strategic Asset Management Plan (SAMP), by making provision for the estimated costs associated with our management of the assets that are considered in that plan. The LTFP can be used in support of strategic decision making, as it allows for detailed scenario analysis to be undertaken. The SAMP provides the mechanism for the LTFP to be able to model the capital and ongoing operational cost associated with asset management, at a whole of organisation level.

The LTFP outlines various assumptions made and indices used in formulating the financial model. Benchmarking with other similar sized and situated Councils both in Tasmania and interstate has been included, to provide comparative and relative information on the CoL performance and KPIs. A suite of various financial management improvement initiatives have been identified and prioritised in the LTFP for future versions.

A range of scenario analyses have been completed to assist with understanding the potential implications of future decisions and external factors, and a suite of tools developed to assist with identifying the financial implications of organisational decisions moving forward. Having the ability to quickly and accurately analyse a multitude of scenarios in the financial model, through the whole of organisation lens, allows for better informed decision making at both Councillor and officer level.

The LTFP will be reviewed and brought to Council annually for adoption as part of the Corporate Planning cycle. This process will involve consultation with and seeking feedback from Councillors. The LTFP and SAMP will continue to form a key part of the CoL's annual budgeting and planning process.

RISK IMPLICATIONS:

A detailed Risk Assessment can be found in Section 8 of the Plan.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

These impacts are detailed throughout the Plan.

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:

The Long Term Financial Plan 2022-2032 sets the strategic financial direction for City of Launceston and sets the parameters for annual budgets over the duration of the Plan.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Long Term Financial Plan 2022 - 2032 [17.3.1 - 48 pages]

18. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

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

18.1 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.

18.2 Chief Executive Officer's Performance Review

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

- (a) personnel matters, including complaints against an employee of the council and industrial matters.

18.3 End of Closed Session

To be determined in Closed Council.

19. MEETING CLOSURE

20. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 8 September 2022 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.